

92 00264

V.2

MARIPOSA COUNTY

GENERAL PLAN



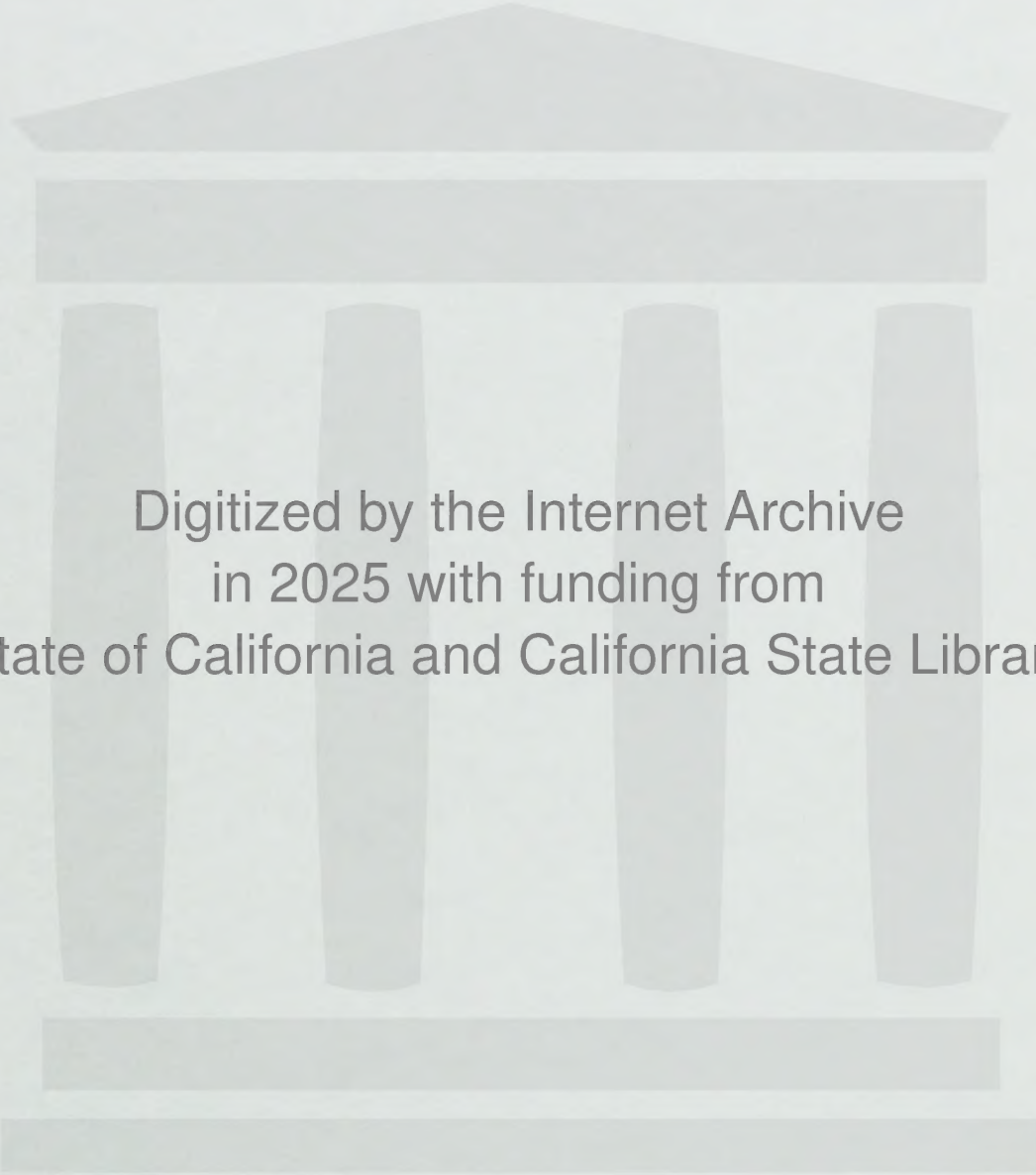
DOCUMENT II

MASTER ENVIRONMENTAL IMPACT REPORT

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAR 3 1992

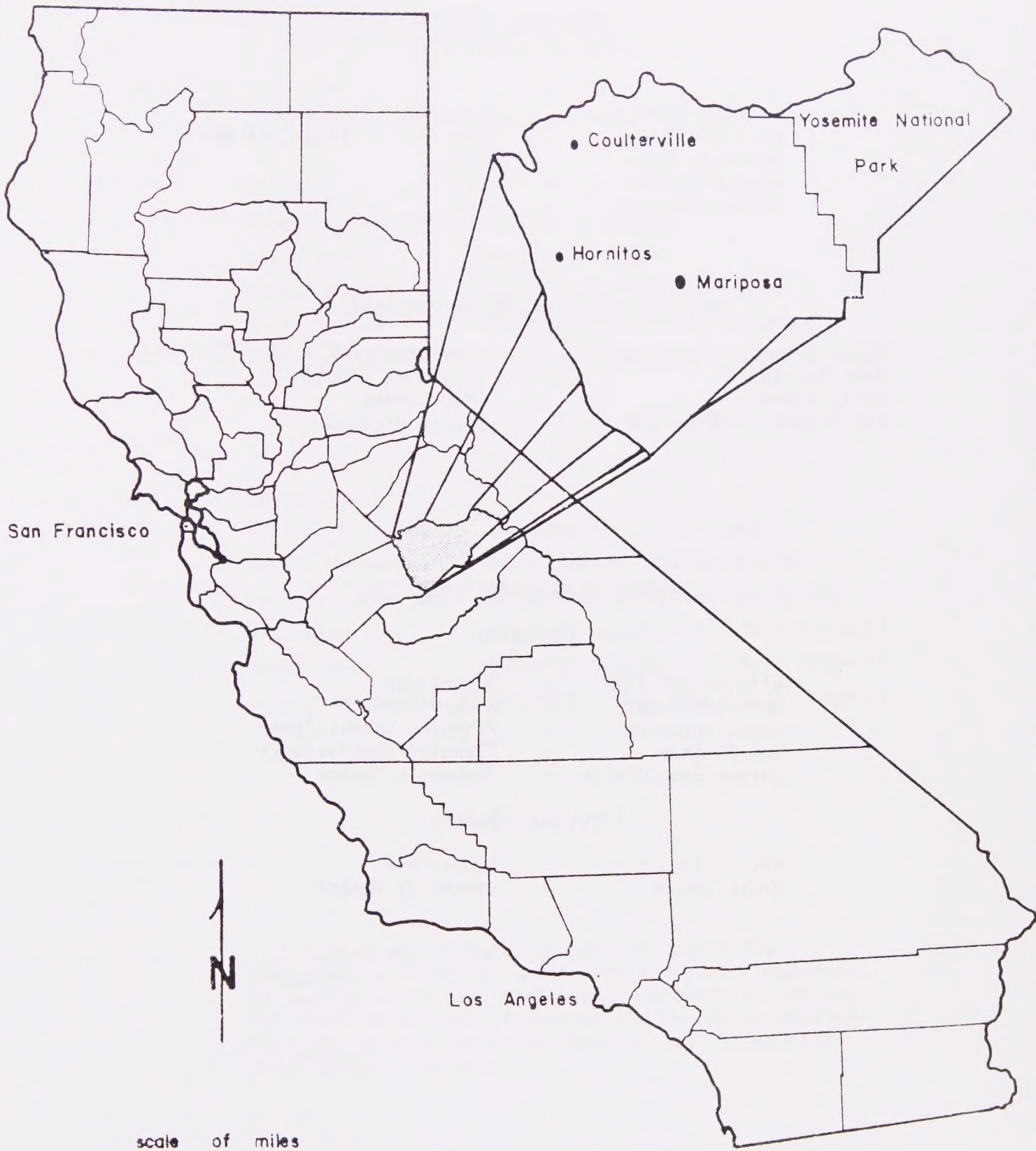
UNIVERSITY OF CALIFORNIA



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124903762>

LOCATION OF MARIPOSA COUNTY



San Francisco

• Coulterville

Yosemite National
Park

• Hornitos

• Mariposa

Los Angeles



scale of miles
0 20 40 60 80

ACKNOWLEDGEMENTS

MARIPOSA COUNTY BOARD OF SUPERVISORS

William Moffitt	-	Dist. 4	Chairman
Eric Erickson	-	Dist. 3	Vice-Chairman
Gertrude Taber	-	Dist. 5	
Eugene Dalton	-	Dist. 2	
Beverly Barrick	-	Dist. 1	

MARIPOSA COUNTY PLANNING COMMISSION

Roger Grammer - Chairman	James Kendrick - Vice-Chairman
Rita Martini	H. Forbes Simpson
Wally Stovall	James Sharp
Lou Bittner - Alternate	Janice Hickman

GENERAL PLAN UPDATE COMMITTEE

(Members)

William Moffitt	-	Supervisor
Gertrude Taber	-	Supervisor
James Kendrick	-	Planning Commissioner
Lou Bittner	-	Planning Commissioner
Barron Brouillette	-	Community Member

(Previous Members)

Eric Erickson	-	Supervisor
Bruce Jacobs	-	Community Member

ACKNOWLEDGEMENTS (con't.)

MARIPOSA COUNTY PLANNING STAFF

Staff:

Robert L. Borchard	- Planner/Grantsman
Larry Enrico	- Associate Planner
Betty Crisp	- Administrative Aide
Kathy Worley	- Planning Commission Secretary
Kenneth Trujillo	- Drafting Technician

Research:

Mark S. Richards	Environmental Consultant
Edward Wessman	Environmental Review Specialist
Paul A. Lashbrook	Environmental Review Specialist
Rita Kidd	Research Specialist ("701" Project)
Janet Tyner	Research Specialist ("701" Project)
George Radanovich Jr.	Research Specialist ("701" Project)

This report was financed in part through a "701" Comprehensive Planning Grant from the U. S. Department of Housing and Urban Development administered through the State Department of Housing and Community Development and through the State Environmental Information Grant Program (AB 2560).

MARIPOSA COUNTY RESOLUTION No. 81-261

ADOPTION OF 1981 GENERAL PLAN UPDATE
AND CERTIFICATION OF MASTER EIR

WHEREAS, public hearings having been held as required by Government Code Section 65351 by the Mariposa County Planning Commission, after public notice in the manner specified; and

WHEREAS, the Mariposa County Planning Commission recommended adoption of the 1981 Mariposa County General Plan Update by Planning Commission Resolution 81-45; and

WHEREAS, the Mariposa County Board of Supervisors has held a public hearing as required by Government Code Section 65355 after due notice to the public as required therein; and

WHEREAS, the Master Environmental Impact Report for the Mariposa County 1981 General Plan Update has been prepared and reviewed in accordance with the Public Resources Code Section 21000 et. seq. and the California Administrative Code Section 15000 et. seq.; and

WHEREAS, said Master EIR was prepared to a sufficient degree of specificity for the General Plan update;

NOW, THEREFORE it is hereby resolved by the Board of Supervisors of Mariposa County as follows:

1. In accordance with California Administrative Code Section 15085 the Master Environmental Impact Report for the 1981 General Plan Update is hereby certified, together with the inclusion of all comments and responses thereto, as having been completed in compliance with the California Environmental Quality Act (CEQA) and the state guidelines;

2. The Board of Supervisors further certifies that it has

1 reviewed and considered the information contained in the Master
2 EIR prior to approval of the 1981 General Plan Update;

3 3. The Board of Supervisors finds that changes and alter-
4 ations have been incorporated into the 1981 General Plan Update
5 which mitigate and avoid the significant environmental effects
6 identified in the Master EIR, and reduce such effects to an ac-
7 ceptable level;

8 FACTS: Such changes and alterations have included provisions
9 that equal or exceed mitigation measures proposed in the
10 Master EIR, and a substantial revision of General Plan
11 policies has been incorporated in the 1981 General Plan
12 Update to, among other mitigations:

- 13 a. Minimize and control cumulative effects on water
14 availability, and develop data to reduce uncer-
15 tainties in the subsurface water sources; and
16 b. Stimulate and encourage revenue generating commer-
17 cial and industrial development in appropriate areas
18 while developing data monitoring and providing
19 vehicles for the development of revenue generating
20 service areas in proximity to residential develop-
21 ments.

22 4. The Board of Supervisors finds that any remaining impacts
23 which may be the unavoidable result of adoption of the 1981
24 General Plan Update, if any there be, are outweighed by the over-
25 riding considerations identified in the Master EIR and the record,
26 including the lack of real legal alternatives, as set forth in
27 Section 3.307 of the EIR, to the adoption of an adequate plan, the
28 stabilizing effect of defined planning policies and standards upon

1 the community, and the mandate to respond to significant public
2 input.

3 5. It is found that the 1981 General Plan Update of the
4 Mariposa County General Plan has been prepared according to the
5 requirements of the laws of the State of California, including all
6 required elements and all procedural steps set forth therein; and

7 6. It is found that the 1981 General Plan Update provides
8 a suitable and logical plan for the future development of Mariposa
9 County.

10 BE IT THEREFORE FURTHER RESOLVED as follows:

11 A. The 1981 General Plan Update as amended to include
12 changes set forth in Attachments "A" and "C" attached hereto and
13 incorporated herein by reference, is adopted as the official Gen-
14 eral Plan of Mariposa County;

15 B. The maps identified in attachment "B" are adopted as the
16 official General Plan Maps of Mariposa County, and shall be perma-
17 nent documents of public record;

18 C. The Mariposa County Planning Commission is designated as
19 the agency to administer the General Plan as adopted herein;

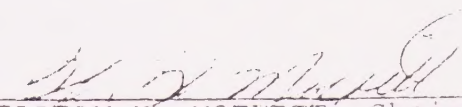
20 D. This resolution shall be included in the General Plan as
21 adopted herein, and shall constitute the endorsement of said Plan;

22 E. This Resolution is effective December 30, 1981.

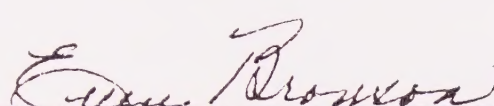
23 PASSED AND ADOPTED this 30th day of December, 1981, by the
24 Board of Supervisors of Mariposa County, by the following vote:

25 AYES: Taber, Barrick, Moffitt, Erickson
26 NOES: None
27 ABSENT: Dalton
28 ABSTAINED: None

///


WILLIAM H. MOFFITT, Chairman
Board of Supervisors

ATTEST:


ELLEN BRONSON, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

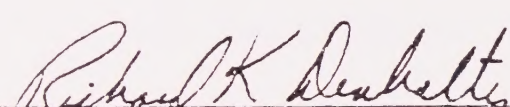

RICHARD K. DENHALTER, County Counsel

TABLE OF CONTENTS

SECTION 1.000	INTRODUCTION, PURPOSE AND SCOPE.....	1
1.100	Introduction	1
1.200	Purpose	1
1.300	Scope	2
	Introduction	2
	General Plan Administration	3
	Land Use Element	3
	Circulation Element	5
	Housing Element	6
	Conservation Element	7
	Open Space Element	7
	Seismic Safety Element	8
	Noise Element	9
	Scenic Highways Element	9
	Safety Element	10
	Historic Preservation Element	10
	Recreation Element	11
SECTION 2.000	MASTER ENVIRONMENTAL IMPACT REPORT SUMMARY AND CONCLUSIONS.....	12
SECTION 3.000	PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING.....	13
3.100	Project Description	13
3.200	Environmental Setting	16
3.300	Environmental Impacts	18
301	Introduction	18
302	Potential Effects Matrix and Analysis	20
303	General Plan Element Effects Analysis	42
304	Significant Environmental Effects Determination	58
305	Significant Environmental Effects Which Cannot be Avoided if the Project is Implemented	58

TABLE OF CONTENTS (con't.)

3.300	Environmental Impacts (con't.)	
306	Mitigation Measures Proposed to Minimize Significant Effects	59
307	Alternatives to the Proposed Action	61
308	The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long Term Productivity	62
309	Any Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Action Should it be Implemented	63
310	Growth Inducing Impacts of the Proposed Action	64
311	Energy Conservation	66
3.400	Organizations and Persons Consulted	67
3.500	References	67
3.600	Public Review	
601	Scope of Environmental Concerns and Notice of Intent to Prepare	
602	Comments and Responses to Draft EIR	

DOCUMENT II

MARIPOSA COUNTY

GENERAL PLAN UPDATE

1981

MASTER ENVIRONMENTAL IMPACT REPORT

1.000 INTRODUCTION, PURPOSE AND SCOPE

1.100 INTRODUCTION

This document is the second of three primary documents which constitute the Mariposa County General Plan. Document II, the Master Environmental Impact Report, is a required Environmental Assessment of a General Plan as per Section 15080 of Title 14 of California Administrative Code generally known as the California Environmental Quality Act (CEQA) Guidelines. Under this provision of law:

"If any aspects of the project either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, then an EIR must be prepared."

In the case of a general plan, an EIR should focus on the secondary effects that can be expected to result from the plan's adoption but need not be as detailed as a specific project EIR that might result from the adoption of the plan. In essence, this document evaluates the secondary effects of the adoption of Document I (Mariposa County General Plan Policies and Standards). This document also relies upon data contained in Document III (data appendix) for much of the conclusions and or determinations drawn within.

1.200 PURPOSE

As stated in the previous section, state law sets some basic requirements for a general plan EIR.

These are the minimal requirements of the law but, as a practical matter, a general plan EIR should; (1) be a primary data base upon which subsequent project specific environmental assessments might be developed and, (2) evaluate the cumulative effects, both individually and collectively, of the planning programs contained in the general plan. These last two

purposes of a general plan EIR, although not necessarily required by law, serve the vital function of reducing paperwork and needless redundancy in the specific development project review process. This approach also provides local policy makers, and the general public at large, a clearer picture of the total effects of the general plan's policy implications.

To accomplish this three fold purpose, this Master Environmental Impact Report focuses on the overall environmental effects of growth and development in Mariposa County and evaluates the Mariposa County General Plan policies from the standpoint of mitigation. While this approach adequately describes the effects of the General Plan policies with respect to their positive effects both individually and cumulatively, negative or adverse effects of policy will tend to be discounted. To compensate for this short-coming, a separate section of this document will deal with adverse effects of the Mariposa General Plan on an element by element basis. The reader is advised of this necessary separation of "environmental effects" in different sections of this document.

1.300 SCOPE AND GENERAL PLAN ELEMENT SUMMARIES

The Mariposa County General Plan Master Environmental Impact Report, as described in previous sections, has a three-fold purpose. The Mariposa County General Plan, Document I, contains eleven individual elements, an Introduction and General Plan Administration section. These thirteen sections as a whole constitute the "Project" which is the subject of this Environmental Impact Report. The following is a brief description of these thirteen sections.

1.301 Introduction

General Plan Overall Guiding Policy:

TO PROVIDE FOR THE GREATEST OBTAINABLE CONVENIENCE, PROSPERITY, HEALTH, SAFETY, COMFORT, PEACE, MORALE, AND GENERAL WELFARE OF PRESENT AND FUTURE RESIDENTS AND VISITORS TO THE COUNTY.

The Introduction Section, as its name implies, serves as introduction to the General Plan as contained in Documents I, II and III. This section sets forth the legislative authority under which local general plans are adopted and states the overall guiding policy of the Mariposa County General Plan. General planning issues are discussed as follows:

- A. Growth and Development,
- B. Preservation of "Rural Mountain Lifestyle",
- C. Preservation and Utilization of Agricultural and Mineral Resources,
- D. Preservation of County Heritage,
- E. Maintenance of Recreational Opportunities,
- F. Maintenance of Adequate Public Service Levels,
- G. Preservation of Natural Environment,
- H. Enhancement of Economic and Social Environment, and
- I. Management of Public Lands.

This section also provides a description of the organization of the Mariposa County General Plan into three basic documents.

1.302 General Plan Administration

Overall Guiding Policy:

1. TO PROVIDE A PRACTICAL AND LEGALLY ADEQUATE FRAMEWORK TO INCLUDE GUIDING POLICIES, GOALS, POLICY, STANDARDS, AND IMPLEMENTATION PROGRAMS AND MEASURES WHICH CAN EFFECTIVELY GUIDE THE DEVELOPMENT AND GROWTH OF MARIPOSA, YET RESERVE ADEQUATE FLEXIBILITY IN THE DAY-TO-DAY DECISION PROCESS TO BE RESPONSIVE TO CHANGING NEEDS AND CIRCUMSTANCES.
2. THE OVERALL GUIDING POLICY FOR DEFINING THE MARIPOSA COUNTY GENERAL PLAN TIME FRAME SHALL BE TO PROVIDE A PROJECTION OF CONDITIONS AND NEEDS OF THE COUNTY TO THE YEAR 2000 FOR THE PURPOSE OF DETERMINING CURRENT POLICY AND SETTING LONG TERM POLICY FOR DAY-TO-DAY DECISION MAKING.
3. "WITHIN THE MARIPOSA COUNTY GENERAL PLAN, THE TERM "CONSISTENT WITH" SHALL BE INTERCHANGEABLE WITH "CONFORMITY WITH", AND SHALL MEAN THAT AN ACTION, PROGRAM, OR PROJECT IS CONSISTENT WITH THE GENERAL PLAN IF, AS DETERMINED THROUGH ESTABLISHED PROCEDURES OF THE PLANNING AGENCY, IT WILL FURTHER THE OBJECTIVES AND POLICIES OF THE MARIPOSA COUNTY GENERAL PLAN AS A WHOLE AND NOT OBSTRUCT, IN A GENERAL SENSE, THE ACHIEVEMENT OF THE PLAN'S PURPOSE".

This section establishes the basic policies, standards, format and procedures under which the Mariposa County General Plan will be administered and implemented. Terms and phrases which have specific effects in the plan are defined as are the extent of their effects. Procedures for amending the plan as well as policy governing consistency determinations are set out. In summary, this section should be utilized as a "Users Guide" for the Mariposa County General Plan.

1.303 Land Use Element

Overall Guiding Policy:

"TO PROMOTE A BALANCED AND FUNCTIONAL MIX OF LAND USES CONSISTENT WITH COMMUNITY VALUES, PROVIDING GUIDANCE TO PUBLIC AND PRIVATE INVESTMENT, TO REFLECT OPPORTUNITIES AND CONSTRAINTS AFFECTING LAND USE AS IDENTIFIED IN OTHER ELEMENTS OF THE MARIPOSA COUNTY GENERAL PLAN THROUGH THE ESTABLISHMENT OF AN OVERALL LAND USE PLAN FOR THE COUNTY OF MARIPOSA."

The Goals of this Element are:

- A. To establish minimum site standards to preserve, protect, and promote development of the County's natural resources.

- B. To set policies and standards that can be utilized by the County to provide a reasonable degree of protection for wildlife and scenic resources.
- C. To establish clear policies for the development of the County's natural recreational resources.
- D. To establish site standards and adopt procedures that provide for commercial and industrial development based upon suitability of access, terrain conditions, utility availability, and compatability with adjoining uses.
- E. To establish site standards and adopt procedures that provide for clean, safe, sanitary, and economical building sites for the present and future residents of the county.
- F. To set forth policies and programs that will encourage the development of basic transportation, sewage and water systems necessary and desirable for implementing the Mariposa County General Plan.
- G. To plan development in a manner and style that will promote the availability of sufficient County revenues to provide cost effective public services.
- H. To provide the basis for coordinating land use and resource policy with federal agencies having land use management responsibilities in Mariposa County, as well as neighboring County and municipal jurisdictions.
- I. To establish clear policies that will encourage the private sector economy.

This element contains specific land use policies and standards that will govern the growth and development of Mariposa County as mandated by state law. The Land Use Element, intended to be adopted by ordinance, will serve as the primary "Zoning" policy of the County in future years.

- A. A total of eleven community or "Town Planning Areas" are designated including:

- | | |
|--------------------|-------------------|
| 1. Bear Valley, | 7. Fish Camp, |
| 2. Bootjack, | 8. Greeley Hill, |
| 3. Mt. Bullion, | 9. Hornitos, |
| 4. Catheys Valley, | 10. Mariposa and, |
| 5. Coulterville, | 11. Wawona. |
| 6. El Portal, | |

General policies are established for the use of land within these town planning areas with the specific land use policies to be established through the development of specific plans.

B. The rural areas of the county, outside of town planning areas and the Federal Preserve of Yosemite National Park, are divided into twelve land use district as follows:

1. Rural Residential "RR", 2 1/2 Acre Minimum Parcel Size
2. Industrial Mineral "IM", 40 Acre Minimum Parcel Size
3. Public Sites "PS", Public Owned Lands
4. Agricultural Exclusive "AE", 160 Acre Minimum Parcel Size
5. Mountain General "MG", 40 Acre Minimum Parcel Size
6. Mountain Home "MH", 5 Acre Minimum Parcel Size
7. Mountain Transition "MT", 20 Acre (Smaller with Specific Planning) Parcel Size.
8. Mountain Preserve "MP", 160 Acre Minimum Parcel Size
9. Public Domain "PD", Federal Landholdings except Yosemite Park
10. Open Watershed Conservation "OWC", 10 Acre Minimum Parcel Size or larger
11. Open Scenic Conservation "OSC" to be utilized in conjunction with Scenic Highways
12. General Forest "GF", 40 Acre Minimum Parcel Size.

Within these land use district descriptions specific use policies, minimum parcel sizes and residential density standards are established.

C. Special Development or improvement policy provisions are also contained in the Land Use Element such as:

1. Home Industry and Rural Home Enterprise Use Policies and Standards.
2. Conditional Use Standards by Use Permit and/or Specific Zoning.
3. Mobile Home Park and Planned/Cluster Development Standards.
4. Mineral or Construction Material Processing Site Standards
5. Structure Setback and Height Standards
6. Secondary Residence Standards

Additionally, land use terms and phrases are defined as well as the establishment of miscellaneous administrative, interpretive and implementation standards are set forth in this element.

1.304 Circulation Element

Overall Guiding Policy:

"ENHANCE THE LIFESTYLE OF THE PEOPLE OF THE COUNTY THROUGH AN ADEQUATE, SAFE, EFFICIENT, ECONOMICALLY FEASIBLE TRANSPORTATION SYSTEM, CONSISTENT WITH THE SOCIAL, CULTURAL, ECONOMIC, AND ENVIRONMENTAL NEEDS OF THE COUNTY".

The Goals of this element are:

- A. TO PROVIDE FOR THE SAFE, EFFICIENT, AND ECONOMICAL MOVEMENT OF PEOPLE AND GOODS WITHIN THE COUNTY THROUGH A MAINTAINED ROAD SYSTEM.
- B. TO IMPROVE THE ECONOMIC CLIMATE OF THE COUNTY THROUGH IMPROVED TRANSPORTATION SYSTEMS WHERE COUNTY GOVERNMENT HAS THE FISCAL CAPABILITY.
- C. PERPETUATE THE HISTORICAL SIGNIFICANCE OF THE COUNTY.
- D. TO MANAGE AND PROTECT THE COUNTY'S LAND, AIR, WATER, AND WILDLIFE RESOURCES.
- E. GROWTH IN THE COUNTY SHOULD BE DEVELOPED IN AN ORDERLY MANNER THROUGH BALANCED PATTERNS OF LAND USE AND TRANSPORTATION FACILITIES.

The Circulation Element, as required by state law, identifies major transportation needs in Mariposa County such as streets and roads, regional transit, local transit, bicycle routes, airports, equestrian trails, etc. This element sets policies and programs for resolving anticipated transportation issues and sets long term goals that are compatible with and support the Mariposa County Regional Transportation Plan.

1.305 Housing Element

Overall Guiding Policy:

TO PROMOTE OR FACILITATE THE DEVELOPMENT OR REDEVELOPMENT OF SAFE AND ADEQUATE HOUSING IN MARIPOSA COUNTY FOR THE BENEFIT OF RESIDENTS AND FUTURE RESIDENTS OF THE AREA.

The Goals of this Element are:

1. Provide adequate policy incentives to permit private development of a variety of safe and sound housing types to meet the needs of all economic segments and special housing need groups in Mariposa County.
2. To insure that development policies of the County do not provide a disincentive for rehabilitation of existing housing stock and that general county development policies have the net result of improving the quality of the existing housing supply and extending the useful life of existing residential units.
3. To work cooperatively with various federal agencies with land management responsibilities in Mariposa County, towards assuring that safe and adequate housing needs are met on Federally managed lands.

The Housing Element of the Mariposa County General Plan includes all housing need inventories and describes programs and policies to address such identified housing needs as required by state law.

1.306 Conservation Element

Overall Guiding Policy:

"TO PROVIDE A PROGRAM FOR THE CONSERVATION AND DEVELOPMENT OF NATURAL RESOURCES IN MARIPOSA COUNTY".

The Goals of the Element are:

- A. To provide for the maximum feasible development of Mariposa County's water resources for the purpose of providing a safe and stable environment for present and future residents of the County.
- B. To preserve and protect lands which are classified for agricultural and forest production to the extent that agricultural development of such lands is economically viable and is to the long-range economic benefit of the community as a whole, and to promote the preservation and development of such lands through incentives, land use policy and long-range water planning.
- C. To provide for a reasonable degree of conservation, development, and utilization of the economic mineral resources of Mariposa County as a historical and potential basic industry in the county and economic benefit to the area's residents.
- D. To provide for the identification, delineation, description, and maintenance of vegetative types and related wildlife habitats in order to maintain the inherent diversity of both vegetation and wildlife species in Mariposa County for the recreational, commercial, and aesthetic enjoyment of both present and future residents and visitors to the County.

This element addresses all major conservation concerns applicable in Mariposa as provided by law. Such concerns include water resources, agricultural and forest resources, mineral resources, wildlife habitat and scenic resources. Specific policies and standards are established in this element for the purpose of conserving, and where appropriate, developing these natural resources.

1.307 Open Space Element

Overall Guiding Policy:

"TO ENHANCE THE NATURAL OPEN SPACE RESOURCES OF MARIPOSA COUNTY TO INCLUDE PRESERVATION OF NATURAL RESOURCES, MANAGED PRODUCTION OF RESOURCES, OUTDOOR RECREATIONAL RESOURCES AND OPEN SPACE FOR PUBLIC HEALTH AND SAFETY, FOR THE BENEFIT OF PRESENT AND FUTURE RESIDENTS OF THE COUNTY AND VISITORS TO THE AREA."

The Goals of this Element are:

- A. To encourage the preservation of the County's natural wildlife, wildlife habitat and water resources through a combination of land use policies and development standards.
- B. To establish policies and standards which provide for, and support, the managed production of natural resources in the County.
- C. To provide a comprehensive policy for the establishment and maintenance of recreational open space areas.
- D. In conjunction with other open space goals, to establish open space policies and standards for the purpose of protecting the public health and safety.

The Open Space Element address the preservation and protection of open space for natural resource preservation and production, recreation and public health and safety. Such open space issues include:

- 1. Areas Required for Plant and Animal Life
- 2. Rivers, Streams, Lakeshores and Watersheds
- 3. Forest Lands
- 4. Agricultural Lands
- 5. Mineral Lands
- 6. Parks and Recreation Lands
- 7. Scenic Highway Corridors
- 8. Wild and Scenic Rivers and Scenic Areas
- 9. Archaeological and Historical Sites
- 10. Public Access to Open Space Areas
- 11. Recreational Trails and Related Facilities
- 12. Water Contamination and Wastewater Discharge
- 13. Soil Erosion and Sedimentation

Specific policies and standards are contained in this element, where appropriate, on each of these concern issues.

1.308 Seismic Safety Element

Overall Guiding Policy:

"TO PROTECT LIFE AND PROPERTY ENDANGERED BY SEISMIC ACTIVITY, LANDSLIDES, AND DAM FAILURE CAUSED BY SEISMIC ACTIVITY."

The Seismic Safety Element, as mandated by law, includes an analysis of relevant seismic hazard concerns. Specific seismic safety policies and standards are contained in the element as are appropriate for Mariposa County. It should be noted that Mariposa County is a generally "low risk" seismic area compared to most areas of the state.

1.309 Noise Element

. Overall Guiding Policy:

"TO ADOPT A PREVENTATIVE POSTURE OF CONTROLLING AND REGULATING, WHERE POSSIBLE, THE SOURCE OF NOISE IN THE COUNTY, AND TO PROVIDE FOR LAND USES WHICH ARE COMPATIBLE WITH EXISTING NOISE SOURCES."

The Goals of the Element are:

- A. To preserve the quality of life in Mariposa County by preventing and suppressing the intrusion of objectionable levels, frequencies, and time durations of noise by controlling noise at its source.
- B. To provide sufficient information to the decision making body concerning the community noise environment so that noise may be considered in land use development.
- C. To ensure that new development does not produce noise levels which create an unacceptable noise environment in those existing areas of the county where the noise environment is deemed acceptable, and also in those locations deemed noise sensitive.
- D. When it is determined to be necessary the county will prepare a Community Noise Exposure Inventory for the communities in Mariposa.
- E. When it is determined to be necessary the County will monitor the existing and proposed land uses deemed to be "noise sensitive".

The Noise Element, as required, contains specific policies and standards for reducing noise generation to acceptable levels and sets standards for noise generating activities. The element identifies noise sensitive land uses and contains a noise exposure inventory based upon accepted noise level testing standards.

1.310 Scenic Highways Element

Overall Guiding Policy:

"TO PRESERVE, PROTECT AND, WHERE NECESSARY, ENHANCE THE SCENIC RESOURCES ALONG DESIGNATED HIGHWAYS LOCATED IN THE COUNTY FOR THE VISUAL ENJOYMENT OF RESIDENTS OF MARIPOSA COUNTY AND THE TOURING PUBLIC."

This element sets standards and policies on the two eligible state scenic highways in Mariposa County. Although Highways 49 and 140 are eligible for designation as Scenic Highways, they have not been officially designated. The Scenic Highways Element sets forth procedures, policies and standards that will apply to these highways in the event that formal designation takes place.

1.311 Safety Element

Overall Guiding Policy:

"TO PROVIDE AN ENVIRONMENT FOR ITS RESIDENTS IN WHICH LOSS OF LIFE, INJURIES, DAMAGE TO PROPERTY, AND ECONOMIC AND SOCIAL DISLOCATION RESULTING FROM FIRE, FLOOD AND GEOLOGIC HAZARDS HAS BEEN MINIMIZED OR ELIMINATED."

The Goals of this Element are:

"TO PROTECT LIFE AND PROPERTY ENDANGERED BY FIRE, BOTH WILDLAND AND DOMESTIC; BY SUSTAINING ADEQUATE SERVICE LEVELS TO RESIDENTS; BY UTILIZING THE MOST EFFICIENT MULTI-LEVEL FIRE PROTECTION SYSTEM; BY CREATING DEVELOPMENT STANDARDS WHICH WILL LESSEN FIRE HAZARD DANGER; AND, TO PROTECT NATURAL RESOURCES SUCH AS TIMBER."

"TO REDUCE THE RISK OF FLOOD LOSS, TO MINIMIZE THE IMPACT OF FLOODS ON HUMAN SAFETY, HEALTH AND WELFARE, AND TO RESTORE AND PRESERVE THE NATURAL AND BENEFICIAL VALUES SERVED BY FLOOD PLAINS."

"TO PROTECT LIFE AND PROPERTY ENDANGERED BY LANDSLIDE BY DEVELOPING STANDARDS WHICH WOULD MINIMIZE SUCH DANGER."

The Safety Element includes a survey of safety concerns including fire hazard, flood hazard and geologic hazards. Specific policies and standards are contained in this element to address these concerns.

1.312 Historic Preservation Element

Overall Guiding Policy:

"PROVIDE FOR THE IDENTIFICATION, PRESERVATION, AND REHABILITATION OF SIGNIFICANT HISTORIC AND ARCHAEOLOGICAL SITES, STRUCTURES, AND PLACES IN ORDER TO PROVIDE A SENSE OF HISTORICAL IDENTITY, AND MAY BE USED AS AN EDUCATIONAL AND RECREATIONAL RESOURCE FOR RESIDENTS OF THE COUNTY OF MARIPOSA AND THE VISITORS WHICH ALSO USE SUCH RESOURCES."

The Goals of this Element are:

1. In cooperation with the Historical Society and other organizations and concerned individuals, survey and inventory Mariposa County's historical and archaeological resources.
2. Establish standards and procedures for evaluating the value or significance of identified historical or archaeological resources within the context of the history or prehistory of Mariposa County.

3. In cooperation with other governmental entities and the private sector, encourage programs which foster the restoration, monumenting and protecting significant historic or archaeological resources.
4. Encourage and promote identified significant historic and archaeological resources as an educational device for the benefit of local residents and the touring public.

The Historic Preservation Element is not a mandated element, according to state law, but was developed for the Mariposa County General Plan due to the historical significance of the area. The element contains a brief summary outline of historical events in the county and sets policies and standards for the purpose of preserving and protecting the historical resources of the area.

1.313 Recreation Element

Overall Guiding Policy:

"TO PROMOTE AND DEVELOP THE RECREATIONAL RESOURCES OF MARIPOSA COUNTY FOR THE BENEFIT OF MARIPOSA RESIDENTS AND THE TOURING PUBLIC AND PROVIDE A QUALITY RECREATION PROGRAM, WITH RELATED FACILITIES AND ACTIVITIES, TO SERVE THE RESIDENT POPULATION OF THE COUNTY."

The Goals of this Element are:

- A. Develop and maintain tourist oriented recreation services as a revenue source to assist in the financing of the County recreation program.
- B. Initiate and/or cooperate with the U. S. Forest Service, Bureau of Land Management, and National Park Service in developing recreational facilities on federally managed land holdings in Mariposa County.
- C. Maintain and promote a county-wide public park system with facilities and activities that complement and enhance the residential environment of Mariposa County.
- D. Maintain and promote the historical resources of the county for the benefit of Mariposa residents and the public at large.

Like the Historic Preservation Element, the Recreation Element is an "Optional Element" developed to address the specific concerns of Mariposa County over its recreational resources. This element contains specific policies, programs and standards for preserving this resource and improving the recreational amenities of the county for residents and the touring public alike.

2.000 SUMMARY AND CONCLUSIONS

- The adoption and implementation of the Mariposa County General Plan can result in creating several potential significant environmental effects. Some of these effects result directly from the adoption of the plan and some will be the direct result of growth and development which the plan is intended to guide. All potential effects are deemed to be adequately mitigated either through policies and programs contained in the plan or through such mitigation as described in Section 3.306 of this document.

There are several alternatives identified in Section 3.307 of this environmental document, to the proposed actions. It is determined that the no action alternative is not feasible in light of the requirements of state law. The alternatives that are available differ from the standpoint of philosophy; conservative, moderate to liberal. The plan approach is deemed a moderate set of regulations, programs, policies and standards which balances some specific concerns against some legitimate needs.

Section 3.308 addresses the relationship between long term and short term effects of the plan. It is determined that there will be a reduction in productivity of some resource lands to make room for other types of development. It is also determined that some resource lands are enhanced with respect to long term productivity through various preservation policies that are applied to them. The overall net result is a balance or compromise between competing needs that provides for maximum feasible preservation of resources yet allows other types of development to occur.

It is determined that change will inevitably result from the adoption and implementation of the Mariposa County General Plan.. Section 3.309 addresses this important question and concludes that the changes would have occurred regardless of the plan being adopted or not, but through the plan, the results will be positive rather than negative.

The question of growth inducing impact, as addressed in Section 3.310 is complicated by the fact that the plan is a response to growth that is occurring in the county, and in some respects, facilitates it. It is determined however, that the growth that occurs as a result of the plan will be far more desirable than unplanned growth and development.

In the final analysis, the adoption and implementation of the plan will not result in any significant environmental effects which are not deemed to be desirable.

3.000 PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

3.100 Project Description

The following section addresses the requirement of Administrative Code Section 15141, The California Environmental Quality Act Guidelines. The requirement for stating the overall objectives of the project is met, under the State Guidelines, by Section 1.300 above (Introduction) wherein the major goals and objectives of the General Plan are stated.

A. Project Location and Regional Setting

Mariposa County, Population 11,108, is located in central California on the western slope of the Sierra Nevada Range. Mariposa County has an area of approximately 1,455 square miles or 931,200 acres of which 452,384 acres is publicly owned and occupied by Yosemite National Park, the Bureau of Land Management and the Sierra/Stanslaus National Forests. The northern and eastern boundary is Tuolumne County, the southern, Madera County with Merced County located to the west.

Elevation ranges from about 300 feet along the western boundary to 12,120 at Parson's Peak on the eastern border. Terrain includes alluvial plains and stream channel remnants on the western county line, a series of approximately north/south trending hills downcut by east/west trending river channels draining to the west are located in the central region. On the eastern side is located primarily granitic terrain of sharp relief.

The climate of Mariposa County is varied and ranges from hot summers and mild winters at the lower elevations to mild summers and severe winters in the eastern Sierra Nevada. Temperature isotherms generally parallel elevation contours which trend north to south. Due to terrain irregularities localized heating and cooling trends usually dominate. Rainfall is influenced by elevation and varies from 15 inches on the western boundary to 50 inches between 6,000 to 7,000 feet, above this region snowfall becomes dominant.

Vegetation grades from the Valley Grassland community on the western county boundary through oak woodlands, chaparral and various conifer communities to alpine units on the eastern border at the Sierran Crest.

Mariposa is the county seat with a current approximate population of 1,000. Recent growth in proximity of Mariposa substantially increases this number. Other communities located in Mariposa County are Coulterville, Fish Camp, El Portal, Greeley Hill, Catheys Valley, Hornitos, Midpines, Bear Valley, Mt. Bullion, Bootjack and Wawona. Business activity in Mariposa County is based on trade and service transactions that support a fluctuating tourist population, local livestock, timber and mining operations and the presently increasing population of Californians who are looking for recreation and vacation activities, country living and retirement.

Transportation in Mariposa County is primarily automobile oriented with two primary highways, the east/west State Highway 140 and the north/south State Highway 49, which supply access to the County and Yosemite National Park. One airport is located in Mt. Bullion, 5 miles north of Mariposa and has established commuter contact with the San Francisco Bay Area. No railroad facilities exist in the County at the present time.

Mariposa was named in 1806 by Gabriel Moraga for the swarms of Butterflies he found along a creek that presently holds the name Mariposa, meaning butterflies.

Before 1849 few people except Indians had been in the county. Trees, mostly oaks and conifers, were abundant. Wildlife was plentiful, as was trout in the streams. In old mound areas, Indian artifacts are still found, but the only permanent markers or monuments the Indians left were their distinctively carved mortar rocks, used for crushing acorns.

On February 18, 1850, Mariposa County became one of California's 27 original counties. Part of its land area, once 30,000 square miles, is now in Merced, Madera, Mono, Inyo, Fresno, Kings, Kern, Ventura, San Benito, and Tulare counties. The county seat, Agua Fria, was a gold miners' town near the head of Agual Fria Creek. On November 10, 1851, the county seat was moved about 4 miles east, to Mariposa, where the courthouse was built in 1854.

The impetus created in 1849 by the gold rush continued unabated into the late 1850's in the present Mariposa County Area. There is evidence that the towns of Mariposa and Coulterville had populations of more than 3,000 and that the town of Hornitos may have had as many as 15,000. Most people, however, had moved elsewhere by 1860.

The economy up to this time had been based almost entirely on mining but after 1860 farming developed, and reached its economic apex in the 1890's.

The two most important industries in the county were agriculture and mining until about 1950. Since then, mining has declined because of high cost of labor. Agriculture is based predominantly on livestock, mainly cattle. Poultry, however, was important in the 1950's.

B. Project Technical, Legal and Economic Description and Characteristics.

A city or county must prepare a General Plan in accordance with the specification of state law (Government Code Section 65300 et seq.) A General Plan, within the framework of state law, is mandated policy document which must be utilized for guiding growth and development within a local government jurisdiction. Specifically, all local

zoning regulations must be determined to be consistent with a General Plan as all subdivision development must be found to conform to the general plan's policies and standards. State law further requires that open space zoning (Williamson Act contracts and Timber Preserve zoning) must conform with the open space plan for the area as well as all public capital improvement programs must be in general conformance with a general plan. Specific regulations require review of various state and federal programs and planning activities to insure consistency with local general plan objectives.

These, and other, requirements of law result in the local governments general plan being one of the most important statements of local public policy. For this reason, recent court decisions have resulted in the determination that a general plan document, even though often adopted by resolution, is subject to review by referendum. The legal ramifications of a general plan are broad and reach almost every sector in a local area.

As a primary local policy statement on growth and development, a general plan has a significant effect on private investment, commerce and industry. To the same degree, the general plan has secondary public, and private, economic effects. The distribution of population growth establishes patterns of need for both public and private services. Public service demands can increase or diminish based upon land use patterns established by a general plan and likewise, commercial investment must be cognizant of the implications of the general plan's policies. In summary, the general plan of a local government is usually the most significant piece of local legislation that can be developed with respect to a local economy.

The Mariposa County General Plan contains numerous policies and standards that address specific areas of concern. These policies and standards are based upon a broad array of technical areas of expertise such as geology, soil erosion and stability, noise generation, traffic engineering, historical or cultural artifacts, wildlife, land economics, etc. The Mariposa County General Plan draws upon expertise from all of these areas, and others, and contains specific requirements based upon professional input. As such, the general plan represents the best "state of the art" knowledge in many areas by present standards.

It is anticipated that better information or improved knowledge in a specialized area will be developed within future years. The plan is written in such a manner that improved technology and/or knowledge can be utilized to accomplish the desired effects stated in the goals and objectives of the plan. Changes in public attitudes can be integrated into the plan through the amendment provisions established by law. In this manner, the Mariposa County General Plan can grow and develop with the community as a whole and still provide a valid guide to future county growth.

Due to the broad and general nature of a general plan, many specific issues must be addressed at a later time. Such questions as the effects of ground water quality resulting from expanded solid waste disposal area needs cannot be addressed within the context of the plan. The fact that future solid waste sites will be needed, in addition to existing facilities, however can be identified. More refined analysis which is project or site specific must, by their nature, be examined as time and need dictate their consideration. As the plan is necessary to establish general development guidelines, so must the environmental effects of the plan's implementation be general.

3.200 Environmental Setting

A. Physical Description of Mariposa County

Sections 4.000 and 5.000 of Document III (Data Appendix) contains specific descriptions of the county by planning areas and a general description of the county's environmental setting. The reader is referred to these sections of Document III for discussions regarding the nineteen planning areas and specific setting issues such as geology, soils, climate, botany, wildlife and water.

B. Environmental Resources Which are Rare or Unique

Section 1.200 (General Planning Issues-contained in Document I) lists several areas of concern. These areas are; (1) Growth and Development, (2) Preservation of "Rural Mountain Lifestyle", (3) Preservation and Utilization of Agricultural and Mineral Resources, (4) Preservation of County Heritage, (5) Maintenance of Recreational Opportunities, (6) Maintenance of Adequate Public Service Levels, (7) Preservation of Natural Environment, (8) Enhancement of Economic Social Environment and, (9) Management of Public Lands. These issues or concerns summarize the basic resources in Mariposa County which are deemed rare or unique.

There are numerous individual features of the county which could be considered rare or unique. The most well known feature of course is Yosemite Valley but there is also lesser known features such as the Merced River Canyon, May Rock, various historical and archaeological sites and, of course, several rare or unique wildlife species. These environmental resources are discussed in considerable detail either in the General Plan (Document I) or the Data Appendix (Document III) and these discussions will not be duplicated in this section.

It should suffice to state that all of these rare or unique environmental features collectively constitute a unique setting in Mariposa County. This setting affects the desirability of this county as a place to live in and visit. The General Plan development policies recognizes these resources and sets forth specific programs to assure their place in the future.

C. Related Projects

The adoption of a general plan by a city or county may result in the necessity to develop or revise other planning documents and/or local regulations. By the same token a local general plan may contain specific proposals or programs that create consistency or compliance problems for existing or proposed improvements or uses, both public and private, which will require corrective action. This section attempts to analyze some of the more significant secondary effects which can be anticipated based upon the plan's implementation.

1. Anticipated Legislative Actions

The Mariposa County Zoning Codes will need to be evaluated and updated to reflect the land use policies and standards contained in the plan. The land use element itself is intended to be adopted by ordinance, in a slightly different form, and new zoning legislation developed for both town planning areas and rural commercial or industrial areas.

Many standards contained in the subdivision code of the county will need to be revised to reflect the new land use policies and standards of the plan. The county health and sanitation code, road standards policies, environmental review policies, capital facilities plans, etc., must be reviewed to determine consistency with the new General Plan's goals, objectives, policies and standards. When, after reviewing these matters, appropriate actions will need to be taken to correct inconsistencies which might be found.

2. Development Projects

Most development, subdivision, or construction projects proposed in Mariposa County will need to be evaluated with respect to specific mandated requirements of the Mariposa County General Plan. Some policies and standards will not be imposed, depending upon language used in the plan, until such time as they are specifically implemented by local legislative action.

3. Other Local Planning Document Review

Other local planning documents such as the local transportation plan, capital facilities plan, health services plan, emergency planning, air quality plan, solid waste disposal plan, etc., will need to be re-evaluated in light of goals, objectives, policies and standards contained in the plan.

4. Federal and State Planning Activities

Federal and state jurisdictions will be required to address consistency of their proposed policies or actions with Mariposa County General Plan. Federal land management agencies such as the Bureau of Land Management and the U. S. Forest Service will need to evaluate their various land management responsibility with respect to local planning policy. The National Park Service should examine various Yosemite Management Plan Implementation strategies to determine those strategies most in harmony with the Mariposa County General Plan to minimize potential jurisdictional disputes.

5. Future General Plan Maintenance

As required by state law and local policy, the county general plan will be reviewed and updated from time to time. This plan will necessarily be revised based upon updated information or a response to a community concern. The updating or amending of the county general plan will require environmental analysis prior to approval as well as public review and administrative review to assure internal consistency of the existing plan.

3.300 Environmental Impacts

3.100 Introduction

Section 3.300 of this document contains a detailed evaluation of the anticipated effects which can be anticipated both from growth in the county and the adoption of the General Plan. This section also contains the mandatory issues which must be addressed by a document of this type.

3.302 Potential Environmental Effects Analysis

This section utilizes an environmental effects matrix (Exhibit A) to generally describe those effects which can reasonably be expected to result from growth and development in the county. As general plan policies may or may not directly address these potential effects, the matrix identifies relevant general plan sections or elements with respect to possible mitigation.

Section headings of the matrix as they are determined to have an effect are discussed .

Environmental Effects - These effects are described in six major groupings that include; (1) Physical and natural resources, (2) hazards, (3) public services, (4) aesthetics, (5) cultural resources, and (6) land use.

Subgrouping under each of these major subject headings are addressed with respect to the nature of the potential effect. These include
• Residential or use intensity impact where the amount of development will be the impact issue, use policy where the nature of specific uses are assessed with regards to impact and development improvements as they may create and environmental impact.

Mitigation Policies - Individual elements of the General Plan are described under this heading as they contain specific policies to address the effects of development described above. Other mitigation policies are also identified such as federal, state or local law.

Effect Significance - This section of the matrix summarizes the conclusions which are drawn from the discussion sections.

Section headings describe the topics as they appear in the following pages.

EXHIBIT A DEVELOPMENT EFFECTS MATRIX

		Land Use VI	Cultural Resources V			Aesthetics IV		Public Services (III)					Hazards (II)			Physical and Natural Resources (I)																	
																Wildlife (G)			Plants (F)		Air Resources(E)			Hydrology (D)			Deplete or Preclude Use of (C)			Geological Feature	Unique Landscape		
			Use and Density	Historical or Archaeological	Structures	Objects	Site	Creation of Abnormal Noise	Scenic Area or View	Public Facilities and Services	Parks and Recreation	Low Enforcement	Fire Protection	Schools	Explosion and Upset	Substances & Compounds	Traffic	Geology	Wildlife Habitats	Introduction of New Species	Rare or Endangered Species	Plant Communities	Rare and Endangered Species	Particulate Generation	Odor Generation	Air Quality	Absorption or Recharge Areas	Drainage and Surface Runoff	Water Quality			Water Supplies	Hydro Electric Resources
Effects Identification Code		VI-32	VI-31	VI-30	VI-29	VI-28	VI-27	VI-26	VI-25	VI-24	VI-23	VI-22	VI-21	VI-20	VI-19	VI-18	VI-17	VI-16	VI-15	VI-14	VI-13	VI-12	VI-11	VI-10	VI-09	VI-08	VI-07	VI-06	VI-05	VI-04	VI-03	VI-02	VI-01
Development Effect Nature	Residential Density/Use Intensity Impact (A)	A	A	A	A	A		A	A	A	A	A			A		A				A			A		A	A	A	A	A			
	Use Policy Impact (B)		B	B		B	B	B		B	B		B	B	B			B	B	B		B	B	B					B	B			
	Development Improvement Impact (C)	C	C		C						C				C	C	C		C	C	C	C			C	C	C					C	C
General Plan Mitigation Policies	Land Use Element (3)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Circulation Element (4)										X				X																		
	Housing Element (5)																																
	Conservation Element (6)						X											X	X	X						X			X	X	X	X	
	Open Space Element (7)	X			X				X											X						X	X					X	X
	Seismic Safety Element (8)															X																	
	Noise Element (9)					X																											
	Scenic Highway Element (10)						X		X																								
	Safety Element (11)										X					X	X									X							
	Historic Preservation Element (12)		X	X	X				X																								
	Recreation Element (13)								X																								
Other Mitigation	County Code or Policy Provisions										X	X	X	X	X	X		X	X	X	X				X	X	X	X	X	X	X	X	
	Federal or State Regulation and Laws		X								X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X	X	
Effect Significant (Yes/No)		No	No	No	No	No	No	Yes	No	Yes	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
20 IA1-C	Alteration and potential destruction of geological land form is inherent in development practices of excavation and land leveling. In Mariposa County mima mound terrain is a surviving remnant of a unique occurrence and scientific interest that is presently subject to potential destruction. Cultural or historically oriented geological features of significance are located on privately held lands, except for Yosemite National Park, and are subject to alteration by trespass vandalism or owner's desires. An example of the latter is White Rock, destroyed, 1945.	This effect is potentially significant. The destruction of mima mounds which supports a unique floral community would be a major loss to the scientific world concerned with the study of the natural history of this area.	Policies addressing the preservation of these rare geological land forms are reflected in Section 7.101B-1 and 7.600 with implementation procedures contained in Section 7.701-b. The area where the mounds are found are designated "AE" on the land use map and governed by policies and standards contained in Section 3.507. All referenced sections are found in Document I-Mariposa County General Plan.	The policies and standards contained in the General Plan are deemed adequate to mitigate this potential significant effect to an acceptable level. Specific General Plan amendments which may alter or otherwise change these policies should be reviewed in light of the effect these changes may have on unique geological land forms.
IB2-C	Potential development pressure, uses and management techniques allow uncontrolled slope and vegetation modification which could produce accelerated erosion. With increased intensities of use and development the potential rate of erosion could increase.	This effect is potentially significant. Accelerated erosion on steep slopes and hillsides could result in degrading the natural environment and causing unnecessary damage to man made improvements such as roads and structures.	Policies addressing the potential adverse effects of accelerated erosion resulting from some development construction practices are found in Section 7.502 B, 7.802 and 7.804 of the General Plan. These policies and standards supplement County Code Section 15.28, the Mariposa County Grading Ordinance.	The policies and standards contained in the Mariposa County General Plan, in combination with the provisions of County Code, are deemed adequate to mitigate the potential significant effects to an acceptable level.

Potential Effect Mining	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
3-A	Mineral extraction becomes difficult with increases in surrounding more intense, non-compatible use and density. Some land uses have inherent economic values and development requirements which could conflict with surface and subsurface mining. Due to this potential incompatibility of standards, noise, air and water quality demands, aesthetic values and public/private liability issues, conflict could increase in proportions to any density increase. Present economic conditions favor surface utilization which could accentuate the above conflicts and effects to preclude development of surface and subsurface mineral resources.	This effect is potentially significant. The encroachment of non-compatible uses or high residential densities on mineralized areas could result in mineral deposits becoming uneconomical to extract and process. While this will not result in the permanent loss of this potential mineral wealth, it could make these mineral resources more expensive to develop with increased costs ultimately reflected in products fabricated from these mineral ores.	Policies addressing the potential adverse effect of converting potential mineral resource lands to other uses which could hamper resource development are found in Sections 6.403 and 7.702 of the General Plan. Section 3.508 establishes a specific land use area for mineralized areas of the County under non-federal ownership.	While the specific policies contained in the General Plan permit the conversion of some mineralized areas to non-compatible uses or development densities, the majority of the mineralized areas of the County are placed in land use classifications which allow mineral extraction and processing to take place subject to acquiring appropriate permits. These policies are deemed adequate to assure maximum feasible utilization of the majority of the mineralized regions of the County and mitigate this potential significant effect to an acceptable level. Specific amendments to the General Plan which propose to convert potentially (or known) mineralized areas to land use classifications which permit encroachment of non-compatible uses should be evaluated on a case by case basis. Federal land use policies which propose to remove potentially (or known) mineralized areas from a "mining use" management classification should be reviewed in light of the potential effects of the proposed action.
3-B	The preclusion of mining through non-compatibility with occurring development is possible if not protected by land use policies and practices. Mining presents many potential conflicts to other types of development. These	This effect is potentially significant. Mining activities, including ore processing, can have a negative effect on surrounding areas and could result in permanent damage to the natural environment.	Policies addressing the potential adverse effects of mining and related activities are found in sections 6.503 and 3.606 of the General Plan. These policies and standards supplement the provisions of Section 18.02 of Mariposa County Code (Surface Mining and Reclamation) which implements the State of California Surface Mining and Reclamation Act.	The policies and provisions of the General Plan in conjunction with other provisions of Mariposa County Code are deemed adequate to minimize the potential adverse effects of mining and mineral processing operations to an acceptable level. These policies and standards essentially require specific project review to assure appropriate

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
ICB-B con't.	<ol style="list-style-type: none"> 1. Dust Generation, 2. Odors and gases, 3. Water quality degradation, 4. Water quantity alterations, 5. Aesthetics, 6. Ground stability, 7. Land reclamation, 8. Topographic modifications, 9. Explosion risks and effects, 10. Other safety hazards, 11. Noise, 12. Road conditions and uses and, 13. Federal and state laws and regulations. <p>The above areas of concern are typically associated with active mining although after proper reclamation almost none exist. Thus compatibility characteristics left unbuffered act to exclude mineral development when adjacent surface land is occupied by alternate uses.</p>			
22				
ICB-C	<p>Conversion of potential timber producing acreage to high density residential lots can preclude utilization of this natural resource. Additionally exposing timber stands to effects of intense human occupation can increase risk of fire and possibly allow introduction of pests and diseases that could effect surrounding timber.</p>	<p>This effect is potentially significant. The encroachment of non-compatible uses or high residential densities on potential timber producing areas could result in the long term decline of the natural timber producing potential of the county. This could have the secondary effect of increasing the cost of products of forest lands such as paper, and timber for housing.</p>	<p>Policies addressing the potential adverse effect of converting potential timber resource areas to other uses which could restrict timber resource development are found in Sections 6.402, 7.702 and 3.505 of the General Plan. The county also has timber preserve zoning contained in Section 17.12 of County code which implements provisions of state law granting tax incentives to lands reserved for exclusive timber management.</p>	<p>The policies contained in the Mariposa County General Plan, in conjunction with other provisions of state law and county code are deemed adequate to mitigate this potential adverse impact to an acceptable level. Minimum lot sizes generally applied in rural areas of the county minimize the potential adverse effects of non-compatible use or density encroachment and human habitation. Any amendment to the General Plan which proposes to increase</p>

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
IC4-A don't				the potential density or intensity of use on or adjacent to forest resource lands should be examined with respect to the potential effects on forest lands. Federal land management or use policies which propose to remove potential timber lands, under federal ownership, from a timber harvesting use designation should be reviewed with respect to the long term effects of the proposed action.
IC4-B 23	The activities associated with timber harvesting and timber management could result in conflicts with certain other uses which are not timber industry related.	This effect is potentially significant. Logging and associated timber harvesting activities can have a negative effect on surrounding areas and could result in permanent damage to the natural environment. (These potential effects are similar to the effects described in IC3-B above)	Policies addressing the potential adverse effects of timber harvesting and related activities are found in Section 7.802 E of the General Plan. Additionally overall lot or parcel size limitations in rural areas of the county as contained in Section 3.000 of the General Plan are established to provide adequate buffer for this type of activity. These policies compliment the state regulations governing timber harvesting as administered by the California Department of Forestry.	The policies and standards of the General Plan, in conjunction with the provisions of state law, are deemed adequate to mitigate this potential adverse effect to an acceptable level.
IC4-C	Increased utilization and development of areas identified as possible water impoundments could possibly preclude development of hydro-electric power generation.	This effect is potentially significant. High density residential development or non-compatible uses which may be established in or near potential water storage sites intended to be used for power generation could significantly reduce the cost effectiveness of developing these power generating resources. This could have the secondary effect to increasing energy production costs.	Potential power generating sites are usually located in steep terrain or on lands under federal jurisdiction. General Plan density or use policies, as contained in Section 3.000 of the plan, establish larger lot sizes, and lower densities or intensities of use.	The overall effect of the General Plan and public land ownership result in this potential adverse effect being deemed insignificant. Specific federal land management policies should be evaluated periodically to assure that potential hydro-electric sites are not unnecessarily restricted and general plan amendments should be examined with respect to this effect as well.

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
24 ID6-A	Increases in density and human occupation of an area could further deplete the seasonal groundwater supply which could create more well failures or increase the duration of low groundwater supplies during summer and fall months. The subsurface inflow to rivers could be diminished and this could incrementally reduce the water recharge of the San Joaquin Valley in the Merced Region and the surface drainages of the County. Additionally stream runoff could become flashier, reservoirs will fluctuate more dramatically and changes will be observed in plant and animal communities. Costs for wells could increase as quantities diminish resulting in a higher cost for residents and ultimately could force a change in life styles and habitats.	This effect is potentially significant. Development densities or intensities of use which place demands upon existing water supplies that exceed natural replacement levels could result in commitments of public resources for major new water development projects. Potable water could become exceedingly expensive and dramatically affect the quality of life in the county.	Policies addressing the potential adverse effects of over utilization of the limited water resources of the county are addressed in Section 3.000 of the General Plan wherein overall density and use intensity is restricted to larger residential lot sizes and specific development review standards to assure reasonable availability of water. Other specific policies are contained in Sections 6.401 and 6.501. These policies are intended to work in conjunction with specific county development codes such as Title 16 and Title 13 (Mariposa County Code) as well as various state water code regulations.	The policies and provisions of the General Plan, in conjunction with other policies of county code and state law, are specifically geared to address specific development project proposals. While these policies are adequate to evaluate water availability on specific project proposals, they are not designed to address potential cumulative effects of this development. A further discussion of this issue is contained in Section 3.307.
ID7-A	As densities increase and more water is withdrawn from surface and subsurface supplies and cycled through various uses, a gradual alteration of water quality might be observed. This change will first become noticeable in vegetation and benthic organisms of riparian communities as subsurface inflow introduces chemicals and organic compounds to the water. Additional potential effects include odor, a reduction in the quantity of potable water, establishment of areas of stagnant, contaminated water breeding diseases, decline and restructuring of native wildlife populations and ultimately changes in human habitation.	This effect is potentially significant. The contamination of surface and subsurface water supplies could result in public health and safety problems and otherwise have a negative effect on limited water resources.	Policies addressing the potential adverse effects of surface and subsurface water supplies are addressed in Section 3.000 of the General Plan where minimum lot or parcel sizes are established along with density standards. Section 7.801 and 7.803 set forth standards and policies for wastewater treatment that are intended to be utilized in conjunction with various county code and state regulations governing the treatment and disposal of wastewater.	The policies and provisions contained in the General Plan, in conjunction with other county and state regulations are deemed adequate to mitigate this potential effect to an acceptable level. The majority of these provisions require specific project review for purposes of applying standards however such standards that are deemed appropriate are expected to mitigate any long term or cumulative adverse effect.

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
1D7-C	Water quality can be degraded through an increase in turbidity. When roads and other development improvements occur the resulting soil redistribution allows sediment to enter drainage channels thus increasing turbidity which affects aquatic life and ultimately degrades man's surface water supplies.	This effect is potentially significant. Accelerated erosion and its effects on surface water can create public health problems or otherwise degrade surface water quality.	General plan policies, in addition to other regulatory programs, directed towards this potential effect are the same as contained in the discussion under heading IB2-C above. In addition to the above referenced policies, Section 3.511 establishes watershed conservation policies for surface water systems.	The policies and standards contained in the General Plan, in combination with other provisions of county code, are deemed adequate to mitigate this potential significant effect to an acceptable level.
25 1D8-A	Density increases result in fewer areas of permeability thus increasing the rate and amount of storm runoff. Increases in rate and amount of water flow affect sediment transport characteristics of existing channels causing modification of channel structure thereby creating noticeable erosional features. This restructuring of stream channels creates alterations of drainage patterns usually by intrenchment.	This effect is potentially significant. Increased flows, particularly during years of high rainfall, could result in flooding and damage to property and improvements.	Policies addressing the potential adverse effects of increased runoff and flooding are addressed in Section 3.000 of the General Plan wherein minimum lot sizes and densities are established to create more dispersion of dwellings and other improvements.	The policies of the General Plan result in creating adequate absorption areas between man made improvements to allow a high ratio of natural absorption area to impervious improved area. This is deemed adequate to mitigate this potential adverse effect to an acceptable level.
1D8-C	Because drainage patterns and channel characteristics are established by climatic patterns, bedrock and bedload features and slope, modification of these parameters create changes in existing drainage patterns. The major effect of development improvements on drainage patterns could be the addition of abnormal volumes of bedload material resulting from erosion which modifies drainage channel slope conditions.	This effect is potentially significant. High seasonal water flows in conjunction with deposition of unusually high amounts of bedload materials in natural drainage channels can result in flooding and possible damage to property, improvements and riparian habitats.	Policies addressing the potential adverse effects of overloading natural drainage systems through erosion and redistribution of bedload materials are contained in Section 7.802, 7.804 and 11.402. These policies and standards are intended to compliment and support the county code provisions Title 16 (Subdivisions) and Chapter 15.28 (Grading and Excavation).	The policies and standards contained in the General Plan, in conjunction with other provisions of County Code, are deemed adequate to mitigate this potential adverse effect to an acceptable level.

Potential Effect <u>Rating</u>	Potential Effect <u>Description</u>	Potential Significance	Mitigating General Plan <u>Policies</u>	Determination of Significance <u>of Effect</u>
ID9-C	Absorbtion rates are dependent on soil characteristics and vegetation. Through soil compaction and modification of vegetation these rates decrease thus incrementally affecting ground water recharge and stream flow.	This effect is potentially significant. Alteration of natural soil compaction and modification of vegetation could accelerate runoff (see ID8-A above) and diminish natural groundwater recharge potential of an area. This could result in increasing the problems of flooding in addition to aggravating the problem of dependable subsurface water supplies for domestic use. (see ID6-A above)	In addition to previous policies and standards stated with respect to erosion and improvement design, the density policies, use and minimum lot size policies contained in the Land Use Element, Section 3.000, address this issue.	In conjunction with previously cited policies, the maintenance of large lot sizes in rural areas of the county are deemed adequate to mitigate this potential adverse effect to an acceptable level.
26 IE10-A	Air quality is altered through the introduction of particulate, organic and inorganic matter to the atmosphere. This matter primarily originates through activities of man and when the intensity and density of emission sources increase, degradation of existing air quality occurs. Climatic and topographic features influence air movement and subsequent dispersal. With increases in density and utilization of land surfaces, a gradual decline in existing air quality could be expected and due to sporadic air movement characteristics, localized inversion layers could become observable.	This effect is potentially significant. Clean air and clear skies are two of the characteristics which make Mariposa an attractive place to live, work and visit. The degradation of air quality could not only have significant effects on the quality of life in Mariposa but could result in affecting vegetative patterns which contribute to the overall good ambient air quality of the county.	General Plan policies which address the problems of ambient air quality are contained in Section 3.000 where overall density distribution is established. Additionally use policies support localized or neighborhood service and employment activities which reduces the need for long commutes from residential areas to places of service and employment.	The General Plan policies, in combination with the overall distribution of open space agricultural lands and public land ownership, result in this potential adverse effect being reduced to an acceptable level. It should be pointed out that some reports indicate that much of the emissions affecting air quality in the Sierra Foothill areas originate in urban areas of the state and are transported to the foothills through air currents. Air pollution originating outside the county boundaries are beyond the legislative or regulatory scope of Mariposa County; emissions generated from vehicular travel to and from Yosemite National Park are beyond the legislative or regulatory scope of the County of Mariposa as well.

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
IE11-B	The type, location and intensity of use patterns can influence air quality through establishment and concentration of point source emissions which creates potential for future degradation of existing air quality.	This effect is potentially significant. Establishment of some uses can contribute large amounts of particulate, organic or inorganic matter to the atmosphere. This could result in degrading natural air quality as discussed in IE10-A above.	General Plan use policies as contained in Section 3.000 of the plan require review and evaluation, through conditional use provisions, prior to the establishment of most emission generating uses.	The General Plan review provisions of various uses is deemed adequate to identify and mitigate potential activities which can degrade air quality. These provisions are deemed adequate to mitigate this potential significant effect at the project level.
IE11-B	Residential and commercial uses generate odors transmitted through air movement or diffusion that can influence surrounding areas. When odor generating uses are established in proximity to uses requiring less ambient odor levels, conflict could occur.	This effect is potentially significant. Odor generating uses which may be established in close proximity to residential and many commercial uses areas can have a significant adverse effect on the quality of the environment and cause other economic hardships.	General Plan use policies, as contained in Section 3.000 of the plan, require review and approval of most odor producing uses and in some instances where higher density or intensity of use is permitted, common odor generating uses are prohibited.	The General Plan use review provisions are deemed adequate to identify and mitigate odor generating activities which degrade the environment. These review procedures are deemed adequate to mitigate the potential significant adverse effect to an acceptable level.
IE12-B	Particulates are generated through manufacturing or agricultural processes, residential practices of brushing, intense travel on unsurfaced roads and excavation. Uses generating dust can affect air quality, provide a potential health hazard and create a nuisance when in close proximity to some types of development.	This effect is potentially significant. The generation of dust or other particulate matter could cause health problems in addition to having an adverse impact on some types of dust sensitive uses.	General Plan use policies, as contained in Section 3.000 of the plan, require review and approval of most dust particulate generating uses. The dust generating potential of vehicular traffic on unsurfaced roads is addressed through County Road Improvement Standards which require surfacing or "dust covers" on development roads in areas with small lot sizes or where high traffic loads are anticipated as a direct result of development.	The General Plan policies on use in conjunction with County Road Improvement Standards are deemed adequate to mitigate this potential significant impact to an acceptable level.
IE12-B	An increase in number or length of unsurfaced roads, brushing and earthmoving will produce larger volumes of particulate matter which affects air quality.	This effect is potentially significant. The development of unsurfaced roads in rural areas designed to accommodate rural developments could create potential health problems and nuisances from dust.	General Plan land use and density policies, as contained in Section 3.000 of the plan, establish rural land use designations where large lot sizes, low densities and intensities of use are encouraged.	While larger parcel sizes have the effect of requiring longer roads and county policy does not require these "rural roads" to be "dust capped" in most instances. The intensity of traffic that can be reasonably anticipated on these roads, in conjunction with the low density, tends to offset the negative effects. For this reason the overall net effect is deemed to be insignificant.

Potential Effect <u>Featuring</u>	Potential Effect <u>Description</u>	Potential Significance <u></u>	Mitigating General Plan Policies <u></u>	Determination of Significance of Effect <u></u>
IF13-A	As areas develop and densities increase the alteration and destruction of rare and endangered plants could become imminent. Species classified as the above are usually existing under stress conditions and, creating increased stress could result in accelerated extinction. Increased human occupation or use of pristine areas where threatened species are known to exist could increase stress.	This effect is potentially significant. Over the past 130 years of human development activities within Mariposa County, significant changes have taken place in the distribution of plant life. Despite these changes, Mariposa still contains many rare and unique species of plant life, some of which are listed by the Native Plant Society as threatened or in danger of becoming extinct. Increased growth and development in the county could aggravate this situation.	Policies addressing the issue of the effects of growth and development in rural areas are found in Section 6.404 and 6.504. The overall distribution of development densities and use intensity is addressed in Section 3.000 where land use patterns are established.	The General Plan establishes a pattern of development intensity which reflects a number of possible environmental constraints. Implementation of these policies through subdivision, use permit or zoning requires specific site evaluation. Review and evaluation of these implementation activities, at the project level, is deemed adequate to mitigate this potential adverse effect to an acceptable level. General Plan amendments which alter existing distributions should be evaluated with respect to effect on rare and endangered plant species.
IF13-B	Development improvements could destroy or grant access to areas containing sensitive or rare and endangered species thus imposing detrimental environmental alterations which could lead to a reduction of specie numbers.	This effect is potentially significant. Improvements such as roads, buildings, etc., create specific site disturbances which could destroy threatened, rare or endangered plant communities. (These effects are discussed in IF13-A above) Construction activities could result in disrupting natural processes which have created a stable environment for these communities.	Policies addressing the issue of development construction on rare or threatened plant communities are contained in Section 6.404 and 6.504. These policies complement and support the land use policies found in Section 3.000 as well as other development improvement policies such as 7.802 and 7.804.	The General Plan development review policies are adequate to identify rare threatened or endangered communities through the process of specific project site inspection. This review/inspection process is deemed adequate to reduce this potential significant effect to an acceptable level.

Potential Effect <u>Grading</u>	Potential Effect <u>Description</u>	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
IF.4-B	Specific uses can significantly alter vegetation communities through either removal of specific species through logging or grazing etc. Maintaining un-natural conditions through fire suppression in residential areas, or allowing introductions of alien or competing species.	This effect is potentially significant. Overgrazing, clear cut logging, brushing for fire control, and similar activities all have potential effects of destroying established plant communities. These communities often have established themselves in areas and mitigate erosional process and accelerated runoff. Destruction of these plant communities could result in flooding and accelerated runoff during periods of high seasonal rainfall. This could have secondary effects of limiting groundwater recharge of an area and potentially affect subsurface water supplies. The activities could affect native wildlife foraging patterns as well.	Policies addressing the potential effects of altering or destroying established plant communities are found in Sections 6.404, 6.504 and 3.000 of the General Plan. These policies complement and support County Code provision 15.28 (Grading and Excavation).	General Plan development and use policies, in conjunction with other provisions of County Code, are deemed adequate to mitigate these potential adverse effects to a level determined to be acceptable.
IF.4-C	Development improvements can affect specific plant communities either by direct destruction resulting from earth working activities or indirectly through facilitating access which could alter natural balances which have preserved these communities historically.	This effect is potentially significant. Development construction activities, such as road construction, can result in the destruction of established plant communities through excavation or permit access to areas which could destabilize these communities. This activity could lead to the effects described in IF14-B above.	General Plan policies and County Code provisions addressing improvement or construction standards with respect to this potential effect have been previously cited in IF14-B above. General Plan land use and density policies, contained in Section 3.000 of the plan, establishes policies for utilization of various areas of the county which limits the type of construction activity that can be anticipated in critical areas. These policies are reinforced by the pattern of public land ownership in the county.	The General Plan development policies, county code provisions, and public land ownership pattern are deemed adequate to mitigate this potential effect to an acceptable level. General Plan amendment proposal or specific zoning policies which could result in altering the established use intensity or development density of an area should be evaluated with respect to the effects on established plant communities.

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
IG13-B	ses producing environmental modifications in areas containing protected species could result in extinction of select species.	This effect is potentially significant. Like the conclusions drawn in IF13-A above, Mariposa is the habitat of several rare, threatened and endangered wildlife species. Increased growth and development in the County could result in the extinction of some species.	General plan policies addressing the threat posed to endangered wildlife species are addressed in Section 6.404 and 6.504 of the plan. Specific use and density policies contained in Section 3.000 of the plan establishes development patterns that reflect the distributions of rare or endangered species. These policies complement and support the pattern of public land ownership which are the principal area where threatened or endangered species are found in the county.	Specific development review provisions and policies contained in the General Plan, in conjunction with the public land ownership pattern of the county, are deemed adequate to mitigate this potential adverse effect to a level which is acceptable. Amendments or modifications to the plan which propose to alter permitted development densities or intensities of use in a given area should be evaluated with respect to potential effects on rare, threatened or endangered wildlife species.
IG15-C C C	Creation of access to sites or regions containing rare or endangered species could place more environmental stress on these animals which could result in their extinction.	This effect is potentially significant. Development construction activities, such as road construction, can result in facilitating access into areas that rare, threatened or endangered wildlife species occupy. This can result in reducing their natural habitats and placing greater stress on the species from the standpoint of survival.	Section 3.000 of the General Plan places restrictions on development densities and use intensities in various areas of the county which serves to limit encroachment into areas where threatened, rare or endangered species exist. This land use pattern complements the patterns of public land ownership which is the principal range of most threatened species.	The general plan policies, in conjunction with the pattern of public land ownership is deemed adequate to mitigate this potential significant effect to a level that is determined to be acceptable. Modifications or amendments to the plan which propose to change development potentials of an area should be reviewed to determine possible impacts on rare, threatened or endangered wildlife species.
IG16-B	The introduction of new species; dogs, cats and other domestics and herbivores could disrupt the natural biological cycle of some wildlife species. As introduced species become more numerous, wildlife will experience more population and behavioral changes.	This effect is potentially significant. The conversion of an area to a more intense use ultimately will result in affecting the habitat and or range of some wildlife species. This could result in dislocation of the species or, in extreme cases, reduction of natural populations.	The General Plan established development density and use intensity patterns in Section 3.000 of the plan. These policies complement and support the pattern of public land ownership.	While it is determined that the pattern of land use established in the plan will result in disrupting the range and natural habitat of many wildlife species, the overall net result of the plan is to establish other areas with exceedingly low density and use intensity potential where wildlife will be minimally affected. The potential environmental effect is determined to be minimal and deemed to be mitigated to an acceptable level.

Potential Effect <u>Category</u>	Potential Effect <u>Description</u>	Potential Significance	Mitigating General Plan <u>Policies</u>	Determination of Significance <u>of Effect</u>
11.15-B	Wildlife is dependent on vegetation for shelter and food. When vegetation patterns are altered, a change in wildlife species and numbers usually occurs. Vegetation modification occurs when human densities increase, thus altering existing wildlife conditions.	This effect is potentially significant. The alteration of vegetative patterns through historic mining, logging and livestock grazing has changed the habitat patterns of many wildlife species in the county. Further alterations resulting from more intense uses such as residential, commercial and industrial uses can be expected to further modify wildlife patterns.	The General Plan land use policies, found in Section 3.000 of the plan, addresses land use patterns, use and density issues which ultimately affects the types of vegetation modifications which can reasonably be expected. Steep terrain or other areas where intense development is not practical is maintained in larger minimum parcel sizes. Riparian areas, which are the most useful habitat areas for wildlife species, are often subject to special development regulations in accordance with the provisions of 11.402 of the plan. All policies support and complement other specific development improvement standards and public land ownership patterns as discussed elsewhere in this section.	The policies contained in the General Plan are deemed adequate to mitigate the potential significant effects of wildlife habitat destruction to a level which is acceptable.
11.15-C	Roads allow freer human access to areas which could reduce wildlife populations through illegal hunting practices and highway or road fatalities of various animals. Some types of development improvements restrict natural foraging or hunting patterns of wildlife.	This effect is potentially significant. As discussed in IG16-B and IG15-C, development encroachment into wildlife habitat areas could disrupt the distribution of some wildlife species. Road kills, illegal hunting, and development improvements which restrict access or otherwise limit the range of various wildlife species could result in dislocation and population reductions.	Specific policies addressing density and use intensity which place limits on specific areas of the county are contained in Section 3.000 of the General Plan. These policies limit the type and degree of development that can occur in certain areas where wildlife concentrations are known to exist. These land use patterns, established in the plan, complement public land ownership and frequently follow established use and density patterns.	The General Plan policies are deemed adequate to mitigate this potential adverse effect to a level that is acceptable. Modifications or amendments to the plan which could result in altering density or use intensities in a specific area should be evaluated with respect to the impacts on wildlife patterns.

Potential Effect <u>Section</u>	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
118-A	Increased densities may result in increased pressure to develop steeper slopes which could expose people and property to localized earth movement. Dangers of development in specific areas could include dam failure and landslides which could interrupt emergency services, transportation, communication and electrical power distribution.	This effect is potentially significant. Many areas of Mariposa County are characterized by steep mountain sides. Intense development in these areas pose problems for wastewater disposal, erosion, high rainfall runoff and limited access for safety equipment. Fire hazards on steep hillside areas are higher than in areas that are relatively flat. All of these problems could result in public health and safety hazards to residents of these areas.	The General Plan establishes lower densities and larger lot size standards in areas characterized by steep terrain. The provisions are found in Section 3.000 of the plan.	The General Plan policies and other development improvement provisions which limit the intensity or density of development on steep hillsides are deemed adequate to mitigate this potential hazardous effect to an acceptable level.
119-A 32	Development improvements improperly situated in areas exhibiting unstable geologic conditions could result in unnecessary loss of property and could possibly pose a threat to public safety.	This effect is potentially significant. Development improvements such as roads and structures can be damaged by natural erosion and rainfall runoff on steep hillsides. Some areas of the county are subject to seismic induced landslides. This could result in disrupting communications, limiting safety equipment access and direct damage to man-made improvements.	General Plan policies which specifically address this potential effect are contained in Section 11.401, 11.403 and 8.000 of the plan. These policies support and complement specific county code provisions such as Title 16 (Subdivisions) Title 15 (Buildings and Construction) and the County Road Improvement Standards.	The General Plan policies, in conjunction with other provisions of County Code and established policy, are deemed adequate to mitigate this potential effect to a level which is acceptable.
120-A	Increases in density imply an increase in traffic. Mariposa County's established road system has specific upper limits on how many vehicles can safely be expected to travel them. This limit could be met or exceeded during specific times as a result of population and density increases which could expose citizens to hazardous traffic conditions	This effect is potentially significant. Increased densities or intensities of use could result in overtaxing the capacity of county streets and roads and creating a situation where public health and safety are adversely affected.	The General Plan contains specific policies and standards to address the potential adverse effects of increased traffic loads on county streets and roads. Section 3.000 establishes a land use pattern which reflects the constraints imposed by the existing limited county road network. Section 4.000 focuses on the major circulation problems which will be encountered by increased traffic. These policies support and complement the Mariposa County Transportation Plan and its amendments or updates in addition to the County Road Improvement Standards.	The policies and standards contained in the Mariposa County General Plan, in conjunction with other policies, programs and standards of the county, are deemed adequate to mitigate this potential effect to a level that is acceptable.

Potential Effect Rating	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
1119-A	Specific uses create unique traffic patterns and usage. The number of employees, customers and the movement of goods and materials combine to produce traffic patterns of varying intensities and flow. The random establishment of use patterns could extend this traffic pattern to surrounding areas and could route traffic through areas where increased traffic flow may be deemed undesirable.	This effect is potentially significant. Residential, commercial and industrial uses generate unique patterns of traffic. Each use will generate different traffic loads at different times and will generate different types of vehicle traffic such as automobiles versus trucks. In many instances these various traffic generating potentials are not compatible and result in extreme peak hour flows and congestion, and in some cases, hazardous driving conditions.	Specific uses are listed as conditional, prohibited or permitted in Section 3.000 of the General Plan. This results in required review of many uses which have the potential to generate unusual traffic conditions. Section 4.000 of the plan states specific policies and standards which complement and support the County Road Improvement Standards and Transportation Plan.	The policies and standards contained in the General Plan, in conjunction with other policies, programs and standards of the county, are deemed adequate to mitigate this potential effect to an acceptable level.
1119-C 33	Terrain and climatic conditions can create problems for vehicle traffic during winter months. Snow, mud, fog and generally poor road conditions can create safety hazards and results in slower emergency vehicle response time. This problem can be aggravated through improper design, siting and poorly constructed streets and roads.	This effect is potentially significant. Steep terrain and extreme climatic conditions pose major constraints to designing and constructing safe and adequate year round streets and roads. Improper design and construction can result in limiting year round access or create hazardous driving conditions.	The General Plan contains specific land use intensity or density provisions in Section 3.000 which are established partially on the basis of terrain constraints. Section 4.000 of the plan sets forth basic policies to guide development of a circulation system which complement and support the County Road Improvement Standards and the County Transportation Plan.	The policies and standards contained in the General Plan, in conjunction with other policies, programs and standards of the county are deemed adequate to mitigate this potential effect to an acceptable level.
1121-B	Substances and compounds produced as by-products of processes or used as primary agents, chemicals, insecticides, etc., can migrate through the environment affecting it and posing a potential human health hazard. Water, air and food chains transport the majority of hazardous compounds which are introduced through improper use, disposal or containment. Solid waste disposal areas can produce leachates that can enter subsurface water supplies and contaminate surrounding areas.	This effect is potentially significant. Contamination of water, air, wildlife and food supplies by toxic chemicals and compounds pose a threat to human health and safety and can have secondary environmental ramifications.	The General Plan contains land use provisions in Section 3.000, of the plan, which require review and approval of most uses involving the handling, storage or use of hazardous materials. These use review procedures are supported by numerous provisions of county code and state law and may also be subject to federal regulations.	The policies and standards of the General Plan, in conjunction with other provisions of federal, state and local law, are deemed adequate to mitigate this potential effect to an acceptable level.

Potential Project Impacts	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
1112-B	The use, storage and transport of gasoline, liquified gas, explosives and other explosive or flammable materials unique to a particular use could create hazards to people and property. Increased development, higher densities and lack of adequate standards could tend to expose more persons to potentially dangerous conditions.	This effect is potentially significant. The use, storage, handling and transport of explosive or flammable materials can pose a substantial threat to people and property.	The General Plan contains land use provisions in Section 3.000, of the plan, which require review and approval of most uses involving the commercial or industrial handling and storage of flammable or explosive materials. These commercial or industrial use review provisions are supportive of and complement various federal, state and local regulations governing these materials including domestic use.	The policies and standards contained in the General Plan, in conjunction with other provisions of federal, state and local law, are deemed adequate to mitigate this potential effect to an acceptable level.
34 1112-A	As density and population increases the need for school facilities, staff and other support requirements such as transportation equipment and upkeep can be expected to increase. As this need increases without a commensurate expansion of facilities, etc., a decline in the quality of education can be expected.	This effect is potentially significant. Population growth and increased demand for public school facilities and services, may not be offset by increased revenues to support the provision of educational services. This could result in a public service deficiency.	The General Plan Land Use Element, Section 3.000, addresses the issue of school sites within various land use classifications.	Although General Plan policies address the issue of areas where public and private schools are deemed appropriate in rural areas, the cumulative effect of providing adequate revenues to offset increased service demands is not addressed. A further discussion on this issue is contained in Section 3.304.
1112-A	Fire is a naturally occurring process in rural mountain areas that can be complicated by human activity or habitation. With density and population increases in areas susceptible to fire, a commensurate increase in occurrence will be noted. Mariposa County's limited fire suppression resources, coupled with varying response times, terrain and road conditions, could become over-extended as population and densities rise. This can lead to larger affected fire areas, more frequent destruction of property and possible environmental impacts.	This effect is potentially significant. Increases in population density and use intensity in rural areas could result in increased hazard from fire which could result in damage to property and improvements and pose an increased risk to public safety.	General Plan policies addressing the issue development in remote rural areas are addressed in Section 3.000 where densities and intensities of use are restricted in certain areas. Specific review policies for development proposals are contained in Section 11.401.	The General Plan policies establish fire safety standards in rural areas and limit density or intensity of use in areas without fire response capabilities readily available. These policies and standards are deemed adequate to mitigate this potential effect to an acceptable level.

<u>Potential Effect Loading</u>	<u>Potential Effect Description</u>	<u>Potential Significance</u>	<u>Mitigating General Plan Policies</u>	<u>Determination of Significance of Effect</u>
123-B	Some uses require specialized fire control techniques and equipment and if these uses are established in remote or high fire risk areas, the needed fire suppression methods may not be available. In addition response time variations and distance can result in greater damage to structures and higher risk to individuals.	This effect is potentially significant. Structure design and type of use in a given area may render existing fire suppression techniques and equipment obsolete. This could result in a higher fire risk in a given area or increased costs in the provision of fire protective services if they are maintained at adequate levels.	Section 3.000 of the General Plan contains specific development standards which are proposed to address the issue of providing fire protection. Some uses, as required by Section 3.000, require specific project review and approval to assure the availability of adequate fire protection service. Fire safe standards are contained in Section 11.401 which support and complement other provisions of state law and county code.	The General Plan policies which require review of specific use proposals in conjunction with other fire safe provisions of the plan, county code and state regulations, are deemed adequate to mitigate this potential effect to an acceptable level.
11.14-C 35	Improvements such as roads, water systems and electrical power which are improperly designed, constructed or maintained can limit utilization and effectiveness of fire control equipment.	This effect is potentially significant. Improperly designed support improvements for development such as roads, power and water lines, could reduce effectiveness of fire protection equipment and result in potential hazards to people, property and improvements.	The General Plan contains numerous improvement standards to address the issue of safety equipment access and effectiveness. Sections 3.000, 11.401 and 4.000 of the plan in addition to various county code provisions and improvement standards address the issue of effective utilization and accessibility of safety equipment.	The General Plan policies and standards, in conjunction with other provisions of county policy, are deemed adequate to mitigate this potential effect to an acceptable level.
11.24-A	Density and population increases require increases of law enforcement resources. Increases in law enforcement personnel, jails, office facilities, equipment, court facilities and other related activities can be expected with increased population growth. As law enforcement tends to require many facilities as part of their operation and expenditures for those facilities are necessarily committed before growth takes place for purposes of anticipating future service demands. This places increased burdens on existing populations to finance anticipated future demands.	This effect is potentially significant. Population growth and increased demand for law enforcement facilities and services may not be offset by increased revenues to support the provision of increased service demands. This could result in a reduction in law enforcement effectiveness.	The General Plan Land Use Element, Section 3.000, addresses the issue of siting public facilities in various land use designations.	Although General Plan policies address the issue of areas where public facilities are deemed appropriate in rural areas, the cumulative effect of increased service demand is not addressed. A further discussion on this issue is contained in Section 3.304.

<u>Potential Effect Heading</u>	<u>Potential Effect Description</u>	<u>Potential Significance</u>	<u>Mitigating General Plan Policies</u>	<u>Determination of Significance of Effect</u>
4-B	Development improvements tend to extend and modify crime patterns which result in caseload increases and changes in priorities which could create longer response times for lower priority crime prevention activities.	This effect is potentially significant. Population distributions in conjunction with the location and size of non-residential uses can affect the provision of law enforcement services. Under extreme circumstances, the effectiveness of law enforcement agencies can be reduced.	The General Plan establishes patterns of use and density in the land use element, Section 3.000, which reflects service delivery capabilities of law enforcement agencies. Most specific uses which may have an adverse effect on law enforcement service delivery are subject to specific review and approval.	The General Plan contains specific policies and standards which are deemed adequate to mitigate this potential adverse effect to an acceptable level.
5-A	As density increases, use of existing parks and recreational facilities will increase, placing more demands on equipment, maintenance and supervisory personnel.	This effect is potentially significant. Population growth and increased tourist visitation to the County can result in increased demand for recreational services and utilization of facilities and equipment. Increased demands for service and facilities may not be offset by increased revenues to provide services and maintain or expand facilities.	The General Plan contains numerous provisions addressing anticipated recreational needs in the county. Section 3.000 of the plan establishes residential density levels in various areas which reflect the basic recreational service facility system of the county. Sections 7.400, 10.000, and 12.000 all contain provisions addressing recreational needs. Section 13.000 of the plan is a recreation element which addresses recreational needs and contains specific policies, standards and programs for meeting those needs.	The provisions of the General Plan are deemed adequate to mitigate this effect to an acceptable level.
1126-A	Increased density and intensity of use require additional public facilities such as solid waste disposal sites, office space for county service personnel and a commensurate increase in maintenance costs. Increases in populations in remote areas require expansion of general county service facilities and more decentralized service delivery facilities with increased administrative and maintenance overhead.	This effect is potentially significant. The expansion and growth of most county services is directly proportionate to population growth. Dispersed populations often result in higher service unit costs. These increased service demands and unit costs are often not offset by increased revenues resulting in reduction of service levels.	The General Plan contains provisions addressing population distribution and siting public service facilities in Section 3.000 of the plan.	The issue of dispersed populations is deemed to be mitigated to an acceptable level. The cumulative effect of increased service demand is not addressed. A further discussion on this issue is contained in Section 3.304.

Potential Effect Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
1126-B	Expanded public facilities may result in use conflicts in residential areas or create competition between public service space needs and other types of intense use needs such as commercial and industrial private sector developments.	This effect is potentially significant. The expansion of public service facilities necessary to assure adequate service levels will ultimately result in public and private use conflicts which may delay or affect the cost of developing these necessary public facilities.	The General Plan contains specific policies governing the utilization of various areas for public facilities. These provisions are contained in Section 3.000 of the plan.	The policy provisions of the General Plan are deemed adequate to mitigate this potential effect to an acceptable level.
1127-3	Specific uses can create aesthetically unpleasing sights and views. When uses are established in areas open to public view the possibility of an imposition of highly contrasting forms, colors and textures can cause an offensive visual impact. These alterations tend to discourage residential development and tourism and can depress adjacent property values. This results in a restructuring of growth patterns which can have financial and psychosocial impacts.	This effect is potentially significant. The scenic amenities of the county are among the most critical ingredients affecting its desirability as a place to live and visit. In a significant sense, the major economic activities carried out in the county are dependent upon natural vistas and rural country atmosphere. Degradation of the natural environment or the mountain county environment could have a long term negative economic impact on the region.	Various policies found in Section 3.000 of the General Plan address the establishment of review procedures for commercial and industrial uses. Sections 6.404, 6.504, and 10.000 contain provisions addressing aesthetics.	The General Plan policies are deemed adequate to mitigate this potential effect to an acceptable level.
1128-A	As intensity of use and population density increases so will background noise levels resulting from human activity. This increase can create unconscious stress conditions and under extreme circumstances can alter population growth patterns and use.	This effect is potentially significant. Background noise levels that exceed basic tolerance levels can pose health problems in extreme situations. A more common result of excessively high background noise levels in a developed area is an overall degrading effect on an area. This could ultimately result in depressed property values and/or low levels of commercial patronage in some enterprises.	The General Plan maintains relatively low densities in rural areas of the county through provisions contained in Section 3.000. Specific policies and standards contained in Section 9.000 of the plan addresses the issue of noise.	General Plan policies and standards are deemed adequate to mitigate this potential effect to an acceptable level.

Potential Effect Category	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
18-B	Specific uses develop characteristic sound profiles, many of which are not compatible with other uses. Residential areas and open space tend to have significantly lower ambient noise levels which implies that a specific sound can travel greater distances thus affecting a wider area. When noise generating uses are established in areas characterized by lower levels, the overall result is a magnification of background noise which changes existing contours thus creating a potential nuisance.	This effect is potentially significant. Some uses which may be established in rural or remote areas of the county can create nuisance noise levels affecting adjacent property and uses. This could result in depressing property values and degrading the environment in surrounding or adjacent areas of the noise generating use.	The General Plan contains use review procedures, in Section 3.000 of the plan. These procedures require specific evaluation of most noise generating uses prior to their establishment. Section 9.000 of the plan contains noise policies and standards.	The review procedures and standards contained in the General Plan are deemed adequate to mitigate this potential effect to an acceptable level.
31-A CO CO	Cultural or scientific points of interest supports tourism and offers residents continuity with past heritage. These points of interest can be of local or regional extent and thus susceptible to differing destruction as densities and populations increase. Regional areas; historic townsites and mining districts are under pressure of surface development which will alter the appearance of the area and possibly preclude location of artifacts. Local or site specific occurrences can be altered through vandalism or destruction. Thus population and density increases will put these historic sites under increased pressure.	This effect is potentially significant. Population growth and development can result in modification and destruction of cultural, historical or archaeological sites.	General Plan policies and standards addressing the issue of cultural site modification are contained in Section 12.000. Sections 3.000 and 7.401 set forth density policies for preservation of cultural, historical or archaeological areas.	General Plan policies and standards are deemed adequate to mitigate this potential effect to an acceptable level.
31-B	Development improvements alter the environment and can expose regions or sites to increased human activity by allowing access and habitation on and around known and unknown historic and archaeological sites.	This effect is potentially significant. Development construction activities, such as road construction, can result in the destruction of cultural, historical or archaeological sites.	General plan policies and standards addressing the effects of construction on cultural, historical or archaeological sites are contained in Section 12.000 of the plan.	The policies and standards contained in the plan are deemed adequate to mitigate this potential effect to an acceptable level.

Potential Effect Mapping	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
12-1-A	Objects of historic or archaeological significance can be either man made or naturally occurring, for example, relics created for utilization by man including artifacts from the times of Indian occupation, early mining and ranching and the early 20th century. Naturally occurring objects include May Rock, Bower Cave and formerly White Rock. Many man made relics lay incapsulated in the soil of Mariposa County and through more intensive land utilization will become exposed and if observed, taken and relegated to obscurity in private collections or destroyed.	This effect is potentially significant. Many objects or relics have unique cultural or historical significance. Increased population growth can result in these objects or relics being lost or vandalized.	The General Plan contains specific policies and standards addressing this issue in Section 12.000 of the plan.	The General Plan policies and standards are deemed adequate to mitigate this potential effect to an acceptable level.
12-1-B	Specific uses impart unique surface and subsurface modifications. When uses which cause high soil modification become established they can destroy or preclude discovery of objects and artifacts of significant historic and scientific value	This effect is potentially significant. Development construction activities, such as road building, can result in the inadvertent destruction of significant historical or cultural relics.	Specific policies and standards in the General Plan contained in Section 12.000 provide a program for site evaluation on major development activities. These policies support and complement the use review procedures set forth in section 12.000 of the plan.	The General Plan policies and standards are deemed adequate to mitigate this potential effect to an acceptable level.
12-1-C	Structures are obvious reflections of the past and serve to promote tourism and provide a present day historic setting for residents. As density and population increases economic and safety conditions will force re-evaluation of a structure's usefulness which could result in the buildings demolition. This process will gradually eliminate older structures and cause a loss of continuity with the past which could have economic and social impacts.	This effect is potentially significant. Historic buildings and structures are the most visible link with history of an area. Loss or destruction of these historic structures could be significant.	Section 12.000 of the General Plan provides policies and standards for addressing the preservation and restoration of historic structures and buildings. These policies and standards support and complement various historic preservation incentive programs available through state and federal law.	General Plan policies, in conjunction with federal and state incentive programs, are deemed adequate to mitigate this potential effect to an acceptable level.

Potential Project Heading	Potential Effect Description	Potential Significance	Mitigating General Plan Policies	Determination of Significance of Effect
1-B	specific uses place demands on the land surface which, due to parcel utilization or public/private safety issues, tend to facilitate the destruction of historic buildings.	This effect is potentially significant. Highest and best economic use concepts could result in development practices which lead to the destruction of significant buildings and structures.	General Plan policies contained in Section 12.000 in conjunction with use review procedures of Section 3.000 and various state and federal programs address this concern.	General Plan policies and standards in conjunction with federal and state preservation programs, are deemed adequate to mitigate this effect to an acceptable level.
11-1	Development improvements can create two detrimental effects on historic structures. First development improvements tend to alter an area so that it becomes more accessible for development which can cause increased vandalism, and secondly lot improvement can result in the destruction of these historic structures.	This effect is potentially significant. Loss or damage of historical structures or buildings through development construction activity could be a significant effect.	General Plan policies contained in Section 3.000 and 12.000 in conjunction with other provisions of county code would require review of and approval of most construction activities.	General Plan policies, in conjunction with other provisions of county code are deemed adequate to mitigate this potential effect to an acceptable level.
45				
11-2-A	Population increases result in the conversion of an area to a more intense use both for residential and commercial needs. The very nature of this conversion process involves public attitudes and expectations. The change that results from this conversion from the low intensity utilization of an area to a higher or more intense use often conflicts with people's conception of how that area was and should be. Conversely, as development intensifies in an area, privacy is diminished and traditional uses often come into conflict with new development needs and values.	This effect is potentially significant. Changes in land utilization can affect the cultural and social patterns of an area. In extreme situations, displacement or other undesirable effects can result.	The General Plan land use policies contained in Section 3.000, and other supportive policies contained in other elements of the plan, establish development density and use intensity policies. These provisions considered long term or historic uses of an area, its potential for compatibility for other uses or densities, and future needs of the county.	The establishment of development policies for the county will ultimately affect change in various areas. The plan is a compromise which places development limitations in some areas while legitimizing conversion of other areas to more intensive uses. The cumulative effects of these policies are discussed in Sections 3.308 and 3.309 of this impact report. For purposes of effect, policies and standards contained in the General Plan are deemed adequate to mitigate this potential effect to an acceptable level.

Potential
Effect
Heading

Potential
Effect
Description

Potential
Significance

Mitigating
General Plan
Policies

Interpretation
of the
potential effect

Increased density and intensity of use in an area abbreviates the margin of error or oversight that can be tolerated on development improvements. Erosion, increased run-off and other effects resulting from development improvements are harder to contain on a single affected parcel or lot as lot sizes become smaller. As poor development design or construction takes place and where inadequate improvement maintenance is allowed, the risk of property damage and the creation of public health hazards will intensify.

This effect is potentially significant. Smaller lot and parcel sizes for particular uses could create adverse effects on adjacent properties and result in nuisance or public health problems from improperly designed or constructed and maintained improvements such as road, drainage systems and wastewater treatment systems.

General Plan policies addressing minimum parcel sizes and lot area requirements for specific uses are contained in Section 3.000 of the plan. Other improvement standards are contained in 7.501 through 7.804.

The General Plan policies and standards are deemed adequate to mitigate the potential effect to an acceptable level.

3.303 POTENTIAL ENVIRONMENTAL EFFECTS RESULTING FROM THE ADOPTION AND IMPLEMENTATION OF THE GENERAL PLAN.

While Section 3.302 above addressed the General Plan as mitigating development and growth impacts, this section will focus on the impacts of the plan itself. Section 1.000 (Introduction) and Section 2.000 (General Plan Administration) will not be addressed in here. These sections of the plan establish interpretative standards for the plan and only have policy effect through the principal elements of the plan. Each element will be addressed with respect to its potential effects below.

A. Land Use Element

The Land Use Element establishes specific land use districts throughout the County of Mariposa and sets standards for residential density and intensity of use within each of these districts. Site standards, including building setbacks and height standards are contained in this element. This element combines the basic zoning standards and land use standards for the County and is intended to be adopted by ordinance in its basic form. Areas previously zoned as Agricultural Exclusive are placed in an "AE" land use district which was not previously reflected in the 1977 County General Plan.

1. Mixed Land Use

a. Potential Significant Effects:

The Plan Land Use Element established "mix-use" land use policies in combination with development standards which may result in the establishment of commercial or industrial uses in areas presently being utilized for residential purposes. These policies will most likely result in lengthy use permit processing times prior to establishing many uses. Establishment of non-residential uses in some areas could result in changing the residential character in the vicinity of the use.

b. Mitigation Policies:

The land use element contains provisions which could result in various commercial and industrial zoning districts being "overlaid" in an area which would facilitate establishment of commercial and industrial uses and relieve pressure for establishing these uses in other areas of the county.

c. Significance:

The establishment of specific commercial or industrial use "Overlay Zones" is deemed adequate to mitigate this potential adverse effect.

2. Agricultural Districts

a. Potential Significant Effect:

The element combines lands previously zoned "AE" with lands previously contained in an "AE" land use classification thereby effectively committing a substantial portion of the privately owned lands to a long term policy of limited development.

b. Mitigation Policies:

Most lands included in the "AE" district were under Williamson Act contract which committed them to long term limited development restrictions in exchange for preferential property tax treatment. The net effect being that the plan realistically reflects the long term development potential of this land.

c. Significance:

Sufficient lands are available to provide for the long term development needs of the county well into the year 2000. Through the amendment procedures contained in the Administrative Sections, in conjunction with the provision of state law governing Williamson Act contract cancellations, these lands can be placed in a land use district with a higher development potential. For the above reasons, this potential effect is deemed to be mitigated to an acceptable level.

3. Minimum Lot Sizes:

a. Potential Significant Effect:

Maintaining large lot sizes in some areas of the county can dramatically increase housing costs. Larger acreages are more difficult for people to properly maintain, particularly elderly residents.

b. Mitigating Policies:

Many areas of the county are located in land use districts permitting lot sizes or densities as low as one residence per 2 1/2 acres. Planned development proposals can establish even smaller individual parcels for single family dwellings provided that adequate common ownership areas are set aside to maintain overall density standards. Where public sewer and water are available, lot sizes can be developed below 2 1/2 acres.

c. Significance:

While minimum lot sizes are generally large, the permitted uses which are allowed in larger lot size areas offset some of the economic disadvantages. These offsetting policies in conjunction with minimum lot sizes in other land use districts are deemed adequate to mitigate the potential effect to an acceptable level.

4. Dispersed Growth:

a. Potential Significant Effect:

The land use element establishes long term growth policies which permits scattered growth through many areas of the county. This growth will not occur in a uniform pattern due to the fact that immediate development potential, through the creation of undeveloped lots, could far exceed the need for residential growth. This could result in higher public service delivery costs and irreversible commitments of land to residential development which may be determined inappropriate in future years.

b. Mitigating Policies:

Development policies of the land use element reserve many areas of the county, without adequate service systems such as streets and roads or fire protection, in larger minimum parcel sizes. Areas that do not exhibit the characteristics conducive to small lot residential development are maintained at a higher minimum parcel size. Specific provisions of the land use element require site evaluations of individual subdivision proposals to determine the appropriateness of the site for residential development.

c. Significance:

The above policies are deemed adequate to mitigate this potential adverse effect to an acceptable level.

5. Increased Cost to Government

a. Potential Significant Effect:

The policies and standards of the land use element will require review, enforcement and implementation which will result in a direct cost to county government.

b. Mitigating Policies:

Various provisions of state law and county code permit a reasonable fee to be charged for processing development permits by the county. State law also requires that cities and counties have

land use plans and regulations which conform to the standards of various state regulations, before a city or county can zone land or otherwise approve development permits including subdivision proposals.

c. Significance:

While county government will necessarily expend funds for administering and implementing various provisions of the land use element, (and other elements of the General Plan), most costs will be recovered through the processing of development fees. Costs above and beyond that recovered through permits fees are deemed the minimum necessary to preserve and protect property values and assure the orderly development and growth of the county. For these reasons this potential effect is deemed adequate to mitigate this effect to an acceptable level.

B. Circulation Element

The circulation element defines goals and policies to provide for an adequate, safe, efficient, and economically feasible circulation system consistent with identified county needs. It also establishes policies to improve the economic climate of the county by improving circulation facilities. The element excludes roads serving private residential and commercial development from being included in the county maintained system, unless it is in the public interest to maintain such roads. These policies will be compared with the transportation/circulation standards and changes will be made by specific county action. This element is associated with policies and provisions of the conservation, open space, land use and scenic highway elements.

1. Growth Inducing Impact

a. Potential Significant Effect:

Improving or extending county circulation facilities into rural, and often isolated, areas could be an inducement for growth to occur in these areas.

b. Mitigating Policies:

The improvements and extensions of county circulation facilities correspond to land use designations and their respective growth potentials.

c. Significance:

Policies contained in various elements of the General Plan are deemed adequate to mitigate this potential effect to an acceptable level.

2. Project Feasibility

a. Potential Significant Effect:

Some project proposals may necessarily be modified or abandoned due to traffic hazard or congestion which could result from projects development. This could result in economic loss to a development proposal.

b. Mitigating Policies:

Use and density provisions contained in the land use element address the concerns of traffic and set guidelines for development proponents. This concern is set forth in a manner to alert prospective developers of the issue at the early phases of project planning. Feasibility of a project can thereby be evaluated prior to incurring major costs for plan modifications or imposition of development improvement conditions.

c. Significance:

The policies and standards of the General Plan are deemed adequate to mitigate this effect to an acceptable level.

3. Increased Service and Development Costs

a. Potential Significant Effect:

Road construction policies could result in significant increases in development costs.

b. Mitigating Policies:

Development improvement standards are graduated so that improvement requirements are related to potential density or intensity of use thereby spreading the construction costs over the entire development creating the impact.

c. Significance:

While construction of improvements will be more costly, these are necessary costs of development which if not absorbed by development directly, will most likely be absorbed by county government. These policies do not increase costs but merely shift them to the developer. Therefore this potential effect is not deemed significant.

C. Housing Element

- The Mariposa County General Plan Housing Element is required to address the issue of meeting specific housing needs. The housing element identifies three specific housing need groups or populations; (1) Elderly and Handicapped, (2) Service Industry Employees within Federal Land areas and, (3) Low and Moderate Income members of the County's labor force. The housing element proposes several programs and policies which would provide incentives to developers for constructing housing for these housing need groups. These incentives include density bonuses, utilization of public improvement bonds, waiving of development and inspection fees and timely permit processing.

1. Lower Improvement Standards

a. Potential Significant Effect:

The increases in density and rapid permit approval, which could include exemption from environmental procedures in some instances, could result in development projects which could degrade neighborhoods or the environment of some areas.

b. Mitigating Policies:

Policies and standards are directed at encouraging the development of housing opportunities for the various "need" populations in areas where services are presently available or could be reasonably provided. Specific need populations are presently residing in the county or are expected to move to the county to work in revenue generating industries such as tourist service. Project review would be subject to public health and safety impact analysis in all instances.

c. Significance:

Due to the focus of the programs and policies of the housing element, increased expenditures for services should be more than offset by growth of revenue generating industries which rely on low cost labor to provide services. For this reason the impact is not deemed significant.

D. Conservation Element

The Conservation Element develops policies and standards for the conservation and management of the economically productive natural resources of the county which include: Water and its hydraulic force, forest and agricultural lands, mineral resource lands, wildlife habitat and scenic resource lands. Policies developed in this element work in conjunction with policies set forth in both the land use and open space elements.

This element sets specific standards governing protection of water, surface water systems, reclassification of land to and from agricultural exclusive and timber preserve land use classifications, mineral production and resource lands and protection of wildlife habitat and scenic resources.

The implementation of the policies and standards set forth in this element will take place through project review by the Planning Commission and the Board of Supervisors.

1. Limiting Development

a. Potential Significant Effect:

The discouragement or limiting of development on agriculture, timber, mineral and other identified resource lands could severely restrict the ultimate growth potential of the county and increase development land costs.

b. Mitigating Policies:

Adequate areas are identified as non-resource lands with more intense development potential, to satisfy anticipated growth needs of the county beyond the year 2000.

c. Significance:

General Plan policies are deemed adequate to mitigate this potential effect to an acceptable level.

2. Water Availability

a. Potential Significant Effect:

The requirement to demonstrate water accessibility on smaller subdivision lots will increase development costs.

b. Mitigating Policies:

Water availability testing is only required on smaller lot sizes which may be difficult to find adequate water on.

c. Smaller lot sizes are normally created for some form of human utilization which requires a supply of potable water. Since these water supplies would be necessary to develop at any rate and the utilization of lots or parcels without water is limited, this effect is not deemed to be significant.

E. Open Space Element

The Open Space Element establishes areas of concerns involving the protection of plant and animal habitat as well as rivers, streams, lake-shores and watersheds. It also establishes policies affecting the managed production of natural resources in the county. The element develops guidelines for the establishment of open space for recreation, public health and safety.

The element defines open space lands and sets forth allowable uses for them. This element works in conjunction with the land use and conservation elements, in the identification and protection of these areas.

1. Designation and Uses of Open Space Preserve Lands

a. Potential Significant Effects:

The General Plan defines federal lands, resource production lands, common ownership lands of planned or cluster development, and lands located within the Open Scenic Conservation Land Use category, as open space lands. Use of these lands is restricted. Such restrictions could reduce the areas permitted for industrial, commercial and residential uses. Ultimately these restrictions could increase development costs in the county.

b. Mitigating Policies:

Commercial and residential uses are either permitted or conditioned uses on open space lands subject to standards set forth in the land use element. The allowable uses on open space lands are usually the traditional uses of such areas, i.e. agriculture, mining, timber harvesting (see D-1-B above).

c. Significance:

General Plan policies are deemed adequate to mitigate this potential effect to an acceptable level.

2. Standards Affecting Sanitation and Sewerage Disposal

a. Potential Significant Effects:

This element sets policies and standards regarding sewage disposal on new development. These standards encourage intensive development in areas where community sewer service is available and set requirements for adequate sewage systems in areas without such service.

These standards will increase the cost of development in areas without sewer service and tend to cluster intense uses near existing sewer facilities.

b. Mitigating Policies:

The increased development costs are minimal considering the protection of valuable ground and surface waters provided by the standards. It is often considered good planning to cluster intense uses so as to reduce the impact of such uses on other, less intensive uses.

c. Significance:

For the reason stated in (b) above, the impacts and effects of these policies and standards are deemed mitigated to an acceptable level.

3. Policies Affecting Erosion and Sedimentation on Agricultural Lands

a. Potential Significant Effects:

This element suggests farming and range management techniques as soil conservation measures. It also discourages the placement of corrals and other animal facilities where slope limitations exist. These measures could increase the costs of utilizing agricultural lands and reduce areas where intense agricultural uses could take place.

b. Mitigating Policies:

The policies set forth in this section are often considered necessary for maintaining the economic productivity of agricultural lands. The costs incurred in carrying out these policies is far outweighed by the protection of valuable soil resources and surface water quality they provide.

c. Significance:

Because the costs of implementing these policies is small and the protection offered great, the impact of this measure is considered insignificant.

4. Standards Affecting Construction Activities to Reduce Erosion and Sedimentation

a. Potential Significant Effects:

The standards set forth in this section will increase development and construction costs.

b. Mitigating Policies:

Implementing these standards on site will not raise overall development costs significantly unless the area has severe constraints involving soil type and slope. These standards should reduce the costs of soil erosion and sedimentation significantly as well as reduce the visual impact of a project. Surface water, both potential and existing, is a valuable resource in the county and these measures would help protect it.

c. Significance:

These standards would only slightly increase overall development costs and provide valuable protection from soil erosion and sedimentation. For these reasons the effect of these standards is deemed insignificant.

5. Mining and Timber Harvesting Standards

a. Potential Significant Effects:

These standards require grading plans for road and structural grading. In the case of mining, an adequate reclamation plan is required, and an adequate timber harvesting plan is required for timber harvesting activities.

b. Mitigating Policies:

See E, 4 (b) above.

c. Significance:

See E, 4 (c) above.

6. Restriction of Off-road Vehicles in Areas Where Erosion Hazard is Classified as High or Extreme

a. Potential Significant Effects:

Such restrictions could reduce the areas open for ORV use in the County.

b. Mitigating Policies:

Most of the area in the County utilized by ORVs is Federally owned land of which the County has little jurisdiction. Most of the private landowners in the county do not allow ORVs to use their land for recreational purposes.

c. Significance:

For the above reasons the effect of this measure is deemed insignificant.

F. SEISMIC SAFETY

The Seismic Safety Element is concerned with the protection of life and property from occurrences of seismic activity. Although Mariposa County appears to be quite low in seismic hazard potential, this element sets forth standards for the protection of residents and visitors to the County.

The element sets standards regarding building codes and the location, design and engineering of buildings and facilities in potential hazard areas.

1. Development Design, Engineering and Location in Relationship to Potential Hazardous Areas.

a. Potential Significant Effects:

Such standards may reduce the amount of land available for development and increase development costs in potentially hazardous areas.

b. Mitigating Policies:

The land in the county designated as a potential hazard area is relatively small. Sufficient land for development is available outside of the hazardous zone. Increased design, engineering and construction costs would be relatively small, and would provide protection to residents of the county.

c. Significance:

The damage incurred by inadequately designed buildings, in the event of a seismic occurrence, would be far greater than the increased development costs. For this reason the effect of these standards is deemed insignificant.

G. NOISE ELEMENT

Mariposa County is a relatively low noise environment and the Noise Element sets policy to maintain it as such. The element sets long-term policies addressing insulation, industrial noise reduction and long-term noise reduction programs.

1. Building Insulation Programs to Reduce Noise Impacts.

a. Potential Significant Effects:

Insulation to reduce noise impacts will increase construction costs.

b. Mitigating Policies:

Providing sound insulation is usually relatively inexpensive and provides greater comfort to residents. In the case of insulating to reduce noise emissions, adjacent uses will be less impacted and fewer conflicts will exist.

c. Significance:

Because insulation costs are minimal when compared with overall development costs and the sound reduction it provides is desirable, the effect of these measures is deemed insignificant.

2. Long Term Development of Noise Inventories and Noise Reduction Programs.

a. Potential Significant Effects:

The county must make a long term commitment of funds and manpower to implement this policy.

b. Mitigating Policy:

The county is required by state law to have an adequate Noise Element in their General Plan. Without this element and its policy the county may lose its right to zone land or approve development permits.

c. Significance:

The overall costs of these programs would be relatively low. A portion of the expenditures could be recovered through permit and environmental review fees. For these reasons the effect of these policies is deemed insignificant.

H. SCENIC HIGHWAYS ELEMENT

The Scenic Highways Element establishes objectives, principles, and standards for the development of areas within view of designated scenic highways. The state has recommended designation of Highways 49 and 140 as scenic routes. It is up to the county to designate these highways as scenic and such action would be subject to further environmental review. If and when these routes are designated as scenic, this element in conjunction with the Open Space, Circulation and Land Use Elements, establish regulations for the development along scenic routes and designated scenic conservation areas.

1. Policies of the Scenic Highways Element

a. Potential Significant Effects:

The standards established for development of scenic highway areas have numerous impacts as explained in the Open Space, Circulation and Land Use Elements.

b. Mitigating Policies:

None of the standards affecting scenic highway areas can be implemented until the county designates Highway 49 and/or 140 as scenic highways, which cannot take place until sufficient environmental review has been done. This element can be viewed as a guiding policy for the development of these areas but as written, does not impose any standards on them;

c. Significance:

For the above reasons the direct effects of the policies and standards of this element are deemed to be of no significance.

I. SAFETY ELEMENT

The Safety Element develops policy and standards for the purpose of minimizing the hazards associated with fire, flood, and geologic hazards. These policies and standards limit development in hazardous areas and establish requirements for development in such areas.

1. Fire Hazard Policies

a. Potential Significant Effect:

These policies promote subdivision development in areas with existing fire suppression services and limit such development in areas that are remote from such services or areas that present severe fire hazards such as steep slopes and flammable vegetation.

b. Mitigating Policies:

Sufficient acceptable areas exist within reasonable response time of existing fire fighting facilities to handle future projected growth in the county. It is beneficial for such growth to take place in such areas with existing service facilities.

c. Significance:

For the above reasons, the effect of these policies is deemed insignificant.

2. Standards for Development in Fire Hazard Areas

a. Potential Significant Effects:

The element specifies standards for development in such areas. Such standards may increase the development costs.

b. Mitigating Policies:

The costs of such measures are insignificant in view of overall development costs. Such standards, and the increased fire protection they provide, are beneficial to such development by offsetting costs which could be incurred as a result of fire.

c. Significance:

For the above reasons the effect of these standards is deemed insignificant.

3. Flood Hazard Policies and Standards

a. Potential Significant Effects:

Flood hazard policies and standards discourage development in flood prone areas. They establish prohibited uses and control earth moving activities in these areas. The standards also require building materials and designs that are resistant to flood damage.

b. Mitigating Policies:

Mitigation of these standards and policies is similar to I 1(b) and 2 (b) above. Sufficient acceptable development areas exist in the county and flood protection standards are relatively inexpensive to implement and provide significant benefits to development in such areas. Development in flood prone drainages affects river flows upstream and downstream from it. For these reasons development controls in such areas are necessary for the protection of people and property.

c. Significance:

As stated above, the costs of controlling development in flood prone areas is small and the protection provided significant. Repairing flood damaged development is expensive as is attempting to divert or control flood discharges. For these reasons the effect of these policies and standards is deemed to be offsetting and insignificant.

4. Geologic Hazard Policies

a. Potential Significant Effects:

Seismic related geologic hazards are addressed in the seismic safety element. This element addresses non-seismic landslide hazards and develops policies to minimize the dangers of such. These policies address the location and design of improvements in areas subject to landslides. Such policies will be implemented through site review.

b. Mitigating Policies:

The hazards related to construction in landslide areas are great. There are many developable areas in the county that are not prone to such occurrences.

c. Significance:

For the above reasons the effect of these policies is deemed insignificant.

J. HISTORIC PRESERVATION ELEMENT

This element sets goals for the identification, preservation, and rehabilitation of significant historic and archaeological sites. Implementation of these goals will be conducted through evaluating and designating significant historical sites and areas. Designation of historical districts inside town planning areas can take place as part of a specific plan. Such designation can only take place after sufficient citizen input and participation.

1. Historical Preservation Policies

a. Potential Significant Effects:

The implementation of these policies may reduce the amount of developable land, restrict permitted uses, and increase development costs in historical districts.

b. Mitigating Policies:

Sufficient acceptable land outside of historic preservation areas exist to fulfill future development needs of the county. It is considered beneficial to residents, visitors and the tourist industry of this county to maintain and preserve as many historically significant structures and sites as possible within the county. No part of a town planning area can be placed in a historical district until adequate citizen input is obtained, and environmental review takes place.

c. Significance:

For the reasons stated above the effects of the policies set by this element are deemed adequately mitigated.

2. County Costs

a. Potential Significant Effects:

Manpower and funds will be required for the evaluation and review of historical sites.

b. Mitigating Policies:

State law and county policies allows the imposition of permit and environmental review fees. A portion of these fees can be used for the review of historical sites. The county indirectly obtains revenues from the historical nature of the county. It is considered beneficial to preserve, maintain and enhance this resource.

c. Significance:

The cost of reviewing historical sites is relatively low compared to their value to the county. For this reason and the reasons stated above the effect of these costs is deemed offsetting and therefore insignificant.

K. RECREATION ELEMENT

The Recreation Element establishes policies and standards that determine the need for future recreation sites and facilities. The Subdivision Map Act allows the dedication of land or the imposition of fees for recreational purposes. This element develops standards and policies for the use of such land and/or fees in developing future recreational facilities for the county.

1. Dedication of Recreational Land or Fees Prior to Subdivision Approval

a. Potential Significant Effects:

Such dedications or fees would increase the cost of subdividing land. Such costs would be passed on to prospective buyers through increased land costs.

b. Mitigating Policies:

The imposition of such dedications and/or fees could only take place by specific county action requiring environmental review and public input.

c. Significance:

The imposition of such dedication procedures may have a significant impact on the development industry and land values in the County. Such action may only take place through specific county action. For these reasons, the direct effects of this element are deemed insignificant.

3.304 SIGNIFICANT ENVIRONMENTAL EFFECTS

A. Development Effects

Section 3.302 above lists 32 potential effect categories with a potential for 96 separate effect types (see Development Effects Matrix). A total of 58 potential significant environmental effects are described in this section. As this section basically evaluates the adequacy of the general plan policies with respect to mitigating the significant environmental effects of growth and development, a determination of effect would not be appropriate for evaluating the plan itself. For this reason any significant effect identified in this section will become relevant at the implementation level of the plan such as subdivision review and zoning.

B. General Plan Effects

Section 3.303 addresses specific potential effects which could directly result from the adoption of the plan. The effects addressed are necessarily general as is the subject of this assessment. A total of 28 individual effects are examined in this section and 17 are deemed insignificant. The eleven effects which are potentially significant are as follows:

1. The effects of mixed use land use policies.
2. The effects of zoning large tracts of land for exclusive agricultural use.
3. The effects of large lot sizes.
4. The effects of dispersed population densities.
5. The effect of costs incurred administering and implementing planning regulations.
6. The growth inducing effect of road construction.
7. The effects of the existing circulation system on development proposals.
8. Limited development potential due to resource land designations.
9. Limited development potential resulting from open space policies.
10. The effects of wastewater disposal standards on development costs.
11. The effects of development standards on designated cultural sites.

All of the above potential significant effects are deemed to be adequately mitigated by other policies and/or provisions of the General Plan.

3.305 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

As stated above, the adoption of a general plan has primary and secondary effects. The plan is essentially a vehicle to mitigate adverse effects which could result from unrestrained growth and development. As section

3.304-B above points out, the plan will not have any direct significant environmental effects which cannot be avoided if the project is implemented. Potential significant effects which are identified are deemed adequately mitigated by policies contained within the plan.

As a master environmental impact analysis of growth and development in the county, there are several impacts identified which are deemed to be significant and require addressing in this section as follows.

A. The Cumulative Effects on Water Availability Resulting from Growth

Effects identification code number ID-6 (see section 3.302 above) contains a description of the problems of water availability and growth. Larger minimum lot sizes, in conjunction with water accessibility, testing and other recharge protective standards are contained in the plan, however sufficient knowledge of the subsurface water system is not available to determine the adequacy of these policies.

B. The Cumulative Effects of Growth on the Fiscal System of the County

Effects identification code numbers III22, III24, and III26 (see section 3.302 above) describe the potential significant fiscal effects on schools, law enforcement and public facilities and services. Development of a residential character requires numerous services and facilities which are normally provided through local government. At the same time residential development generates very little new revenues for a local jurisdiction. Revenue from property taxes is restricted through provisions of proposition 13. Property tax revenues also do not grow at the same rate as inflation has historically increased service costs. This places greater dependence on non-property tax sources to provide for the provision of services.

3.306 MITIGATION MEASURES PROPOSED TO MINIMIZE SIGNIFICANT EFFECTS

This section contains proposals to address the significant effects identified in Section 3.305 above. It is noted that other potential significant effects are identified in Section 3.302 and 3.303 of this impact report. Mitigation measures identified in these sections are incorporated by reference.

A. The Cumulative Effects on Water Availability Resulting from Growth

Document III contains Section 5.600 which describes the constraints of ground water supply in both the granitic and metamorphic regions of the county. In short, very little information is available regarding the quantities of water that can be developed from wells. Furthermore, little is known about the recharge of the subsurface water supplies. In light of the unknown nature of the subsurface water supplies in the county the following mitigation is proposed:

1. The county should initiate a program to monitor well failures in various regions of the county experiencing intense growth.
2. Development projects equivalent to one single family residence per 5 acres (including one secondary residence) shall be deemed adequate for mitigating the general cumulative effects on the ground water supply of an area.
3. Intense development, equivalent to more than one single family, residence and secondary residence per five acres of land should not be allowed to be concentrated in any given area outside of town planning areas. Concentration should be evaluated by the Planning Commission at the project specific level.
4. Areas identified as having high rates of well failure or highly questionable subsurface water supplies should not be allowed to develop to parcels or lots of less than 20 acres without secondary water supplies and distribution networks, such as surface water systems, or demonstrated water availability and supply.

B. Cumulative Effects of Growth on the Fiscal System of the County

Document III contains Section 4.000 which describes the possible financial impacts of growth and development with respect to revenue vs. service costs. This section basically concludes that while residential development is a fiscal drain on the county system, commercial and industrial activities offset these costs. In light of this report the following mitigation measures are proposed:

1. Overall assessed valuation should be monitored to assure that commercial and industrial development takes place at a rate to offset any revenue loss which may be generated through residential development.
2. Where residential projects are proposed in areas which will require major expenditures for public services such as law enforcement, schools, streets and roads, etc., service areas should be established to generate offsetting revenues. These measures should be applied to major developments proposing 50 or more residential units with densities greater than one single family residence per 5 acres (and one secondary residence). These policies would not necessarily be applicable to projects which are proposed in or near established town planning areas.
3. Specific zoning and development policies should be adopted by the county to encourage commercial and industrial development in appropriate areas.

The above policies are deemed adequate to mitigate these potential significant effects to an acceptable level.

3.307 ALTERNATIVES TO THE PROPOSED ACTION

Within the framework of California State Zoning and Planning law, if a local jurisdiction finds it necessary or desirable to approve subdivision proposals, zone areas for specific densities or uses, include lands in open space contracts or even approve capital facilities programs, the jurisdiction must have a general plan. Within this context most local jurisdictions in the state could not consider a "No Project" alternative as practical or legal. State law requires that nine areas be addressed in a local general plan before that plan can be considered as legally adequate. Additionally, each area or element must address specific issues as set forth in government code and/or implementing guidelines. The Mariposa County General Plan contains all nine mandatory elements in addition to two optional elements.

As stated above it is very difficult to conceive of a situation where a "No Project" alternative is possible or practical with respect to a general plan. Even within the framework of the law, there is very little room for considering alternative topics that could be addressed except for issues which may be addressed in optional elements. Alternatives that are available to local decision makers are (1) Additional issues which may be addressed above and beyond state mandates and, (2) how various policies, standards, goals and objectives may be identified and addressed.

With respect to issues above and beyond state mandates, the county has prepared two optional elements, Historic Preservation and Recreation, due to the unique nature of the county. At present additional elements are not deemed necessary but may be considered at some future point in time. Some additional element or issue sections might include Energy Conservation and Development, Economic Development, Community Services and Facilities, etc.

The manner in which the Mariposa County General Plan addresses specific issues is another matter. As a whole, goals and objectives, are developed in a manner to address a specific identified concern. Policies and standards are developed which are reasonably necessary to address stated goals and objectives. Specific policies and standards could be developed to a more stringent standard or to a lesser standard. Overall development densities could be higher or lower in various areas or standards could take various modes.

In general, the policies and standards are proposed as a best means of allocating land to competing and possibly conflicting uses. Time and experience may prove that attempts to foresee possible future problems have fallen short of expectations. In this situation, the experience gained in the administration and implementation of the plan could be utilized in refining or fine tuning specific policies. In this respect a planning document such as a general plan can be responsive to changing circumstances, needs or improved knowledge in a particular area.

On the whole, the Mariposa County General Plan is a rather conservative document. In response to such unknowns as water availability and quality, man's effect on the natural setting, etc., the plan generally tends to maintain lower density or utilization policies. As some of these anticipated constraints are found to be inappropriate, the plan can be modified to accomodate more intense land utilization. This approach can be contrasted to a planning approach which would provide for maximum feasible utilization initially which may be found at a later point in time to have irreversible negative effects. By the time that problems begin to be observed under the maximum utilization approach, usually the process has evolved to a point where corrective measures are extremely costly or impractical for some other reason.

In summary, the alternatives to the proposed action of adopting and implementing the Mariposa County General Plan are very limited. The "No Project" alternative is not practical. Little can be gained from the imposition of harsher or more stringent development standards nor is the "Maximum Feasible Utilization" approach deemed advisable. As the General Plan can be modified or amended, changes in technology, improvements in our knowledge of certain processes or basic public attitude changes can lead to different approaches in the future. Inevitably this plan will be modified as a "Living Document" which must grow and respond to change; at the same time the plan anticipates that change and guides it in such a manner to accomplish the goals the county has set for itself.

3.308 THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

It must be recognized that the commitment of land to a higher degree of development utilization than previously existed has historically been an irreversible commitment. Large land holdings which formed an economic agricultural unit, when permitted to be developed into smaller parcels or lots, often times are not suitable for commercial agricultural production. This is particularly true of agricultural grazing lands and timber production.

When the question of long term productivity is addressed, inevitably the issue of highest and best use is raised and the question is complicated by local versus regional values. The utilization of marginal agricultural land or agricultural land which is not highly productive compared to other similar lands or uses for residential or commercial development must be balanced against development and growth needs on a regional basis. On a statewide basis, it may appear to be a far better choice to encourage development of foothill grazing lands to other uses than to permit growth needs to convert valuable valley agricultural lands to residential or commercial development. On a more localized level, however, grazing and timber lands may support a "lifestyle" which contributes to the County's desirability as a place to work and or visit.

Throughout the Mariposa County General Plan, specific development standards, land use policies and the application of land use designations to specific areas; have been evaluated from the standpoint of balancing growth and development needs against the long term productivity potential of other resources. Identified natural resources which have specific value from the standpoint of long term productivity include agricultural lands, timber and forest lands, mineral resource lands, water resources and scenic resources. Additionally, the Mariposa General Plan addresses the complex issue of cultural heritage in the Historic Preservation Element and our long term recreational resource needs in the Recreation Element.

The plan as a whole provides not only a basic set of policies and standards that help balance short term and long term productivity needs but provides a basic foundation upon which future decisions can be made. Inevitably some resources will be lost or reduced due to growth. The past 130 years of growth in Mariposa County have resulted in substantial changes in the County's environment. Wildlife patterns have been disrupted and populations depleted by man's activities. Agricultural grazing, mining and logging all had dramatic impacts on the county. These uses in turn will inevitably be affected by residential, commercial and industrial development of the county.

Through the conscientious attention to these anticipated effects, the Mariposa County General Plan represents a compromise between these competing needs. The plan attempts to preserve, to the maximum practical extent, these traditional resources and at the same time allow growth and development to take place at a level and pace which will meet other needs. Such resource lands which may be converted, irreversibly, to other types of uses is mostly offset by setting standards and policies on other resource areas which assure their long term viability.

3.309 ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Section 3.307 above generally states that a conservative approach was taken on the Mariposa County General Plan in response to some processes which are not well understood. By the same token, Section 3.308 contains a discussion on the subject of committing land to a use which may not have previously existed in that area. Based upon these two discussions it is clear that commitments of land to a particular density of development or intensity of use tends to be an irreversible process.

Careful consideration has been given to the overall net effect of this commitment as detailed specifically in Section 3.302 and other sections of this environmental document. The conclusions which must be drawn from these discussions clearly indicates that environmental changes will result. It must be pointed out however, requirements of state planning law notwithstanding, that most of the anticipated changes have occurred historically and

the General Plan itself reduces the effect of these historical negative changes while facilitating the positive changes.

While the irreversible effects of change will occur either as a direct or indirect result of the adoption of the Mariposa County General Plan the changes that are anticipated are beneficial. Some of these beneficial effects are:

- A. Public decisions regarding growth and development must be reviewed from a more knowledgeable perspective with regards to primary and secondary effects within a particular site or area.
- B. Primary areas of concern or development constraint are identified in such a manner as to heighten public awareness of the basic natural environment of the county which should result in a more informed private sector decision process.
- C. Assumptions and knowledge on critical issues are compiled in a manner to facilitate easy public access for review and scrutiny. This should facilitate discussion on topics which will improve that knowledge or refine assumptions as appropriate.

Due to the overall requirements of state law, these beneficial effects will be at least as permanent or long lasting as the law itself.

3.310 THE GROWTH INDUCING IMPACT OF THE PROPOSED ACTION

With the project such as a general plan, it is difficult to assess growth inducing effects. In general, the plan is a response to growth and sets policies and standards to guide that growth into desirable areas. General plans, however, often stimulate growth in an indirect manner through the process of making basic decisions regarding the future or expected development, investors are alerted to development potential of a site or area as well as restrictions that might exist in other areas.

Overall, the result of setting forth clear development policies facilitates development and may result in growth taking place at an accelerated rate. For this reason it must be assumed that the result of adopting and implementing the Mariposa County General Plan will have an indirect growth inducing effect.

The impact of this growth inducing effect of the plan is essentially the focus of plan policies and standards. Specific policies and standards are all developed to address some anticipated impact which is deemed to be undesirable or unacceptable.

Those specific effects generally deal with the following major topics:

- A. Residential densities and intensities or types of non-residential uses.
- B. Specific site standards such as building height, lot coverage, etc.
- C. Vehicle circulation, transportation and other systems as they relate to existing and planned development.
- D. The need for balanced residential growth to assure that locally identified housing needs are met.
- E. Conservation of water, agriculture, forest, mineral, wildlife and scenic resources of the county.
- F. The preservation and protection of open space lands for the preservation and production of natural resources, outdoor recreational uses and the protection of public health.
- G. The development of area exhibiting seismic risk characteristics.
- H. The regulation of development which has the potential of generating unacceptable noise levels.
- I. The preservation and protection of scenic highways or routes in the county.
- J. Specific development policies to minimize the risk of flood, fire or geologic hazard to people and property.
- K. The regulation of development to assure that local cultural resources are not degraded or destroyed.
- L. The assurance that future development and growth is balanced with adequate recreational development to serve residents and visitors of the county.

This Environmental Impact Report recognizes that not all environmental effects of growth are directly dealt with in the General Plan. Section 3.302 contains a detailed analysis of these effects from an environmental standpoint. Throughout the development of the Mariposa County General Plan, including the 1980-81 Update, public concern has been voiced over the effects of growth on the "Quality of Life" in the county.

This is a difficult issue to address given the diversity of views that have been expressed. Growth in itself implies change and change is an effect. Within this context, the General Plan accepts a changing environment and establishes policies which assures the preservation and protection of the qualities which make Mariposa County a pleasant place to live,

work in and visit while permitting a reasonable level of growth and development potential. In this manner the Mariposa County General Plan sets forth a program which maximizes the benefits of growth and development while preserving the amenities of the county which has created its attractiveness as a place to live, work and visit.

3.311 ENERGY CONSERVATION

A discussion of the energy consumption implications which can be expected to result from the adoption of the Mariposa County General Plan is found in Section 5.208 (Housing Element) of Document I. It is concluded in this section that energy consumption will increase with growth and development in the county. The efficient use of energy can only be analyzed at the specific project proposal stage such as subdivision review, zoning, permit review, etc.

3.400 ORGANIZATIONS AND PERSONS CONSULTED

The following list represents the persons and organizations consulted during the preparation of this Environmental Impact Report, the General Plan and the Data Appendix.

A. Mariposa County Officials and Departments

- Mariposa County Board of Supervisors
- Mariposa County Water Agency Board of Directors
- Mariposa County Planning Commission
- Mariposa County Assessors Office
- Mariposa County Auditor/Recorders Office
- Mariposa County Agricultural Commissioner
- Mariposa County Cooperative Extension Office
- Mariposa County Counsel's Office
- Mariposa County Health Department
- Mariposa County Housing Authority
- Mariposa County Parks and Recreation Department
- Mariposa County Road Department
- Mariposa County Sheriffs Department
- Mariposa County Solid Waste Director
- Mariposa County Special Districts Manager
- Mariposa County Superintendent of Schools

B. State and Federal Agencies

- California Air Quality Control Board
- California Employment Development Department
- California Department of Fish and Game
- California Department of Forestry
- California Department Housing and Community Development
- California Division of Mines and Geology
- California Department of Water Resources
- Governor's Office of Planning and Research
- Mariposa County Resource Conservation District
- National Park Service, Yosemite National Park
- U. S. Forest Service
- U. S. Department of Interior, Bureau of Land Management

C. Other Organizations and/or Individuals

- Coulterville Historical Society
- Mariposa County Historical Society
- Various Members of the Mariposa County Chamber of Commerce
- Various Members of the Mariposa County Board of Realtors

3.500 REFERENCES

Specific references are contained in individual technical reports of Document III (Technical Appendix) or in a reference section of that document.

ATTACHMENT "A"

NOTICE OF PREPARATION

COMMENTS

NOTICE OF PREPARATION

TO:

FROM: Mariposa County
Planning Commission
4982 Tenth Street
Mariposa, CA 95338

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

PROJECT TITLE (if any): Mariposa General Plan Update - Master EIR

PROJECT DESCRIPTION: See attached

PROJECT LOCATION: Within the Geographical Boundaries of Mariposa County

PROJECT APPLICANT: County of Mariposa

The County of Mariposa will be the Lead Agency and will prepare an Environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of the project.

A copy of the Initial Study prepared for this project is included for your information.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 45 days after receipt of this notice.

Date July 11, 1980

Signature

Title Associate Planner

Telephone No. (209) 966-5151

MARIPOSA COUNTY 1980 GENERAL PLAN UPDATE
SCOPE OF ENVIRONMENTAL CONCERNS
FOR THE PREPARATION OF
A DRAFT MASTER ENVIRONMENTAL IMPACT REPORT

I. PROJECT TITLE:

Mariposa County General Plan Update 1980

Master Environmental Impact Report

II. GENERAL PROJECT DESCRIPTION:

Major revision to the Mariposa County General Plan to include the preparation of the following three major documents:

Document I: "Mariposa County General Plan Policies" to include General Plan elements on; 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Seismic Safety, 7) Noise, 8) Scenic Highways 9) Safety, 10) Historic Preservation and, 11) Recreation. Elements to be developed and adopted in accordance with the requirements of California State law and based upon such basic policies and standards as described in the current Mariposa County General Plan and County Policy.

Document II: "Mariposa County General Plan Master Environment Impact Report" to include a complete environmental assessment of such policies programs and procedures of the Mariposa County General Plan as prescribed by California State law, CEQA policies and County policies adopted with respect to a Master Environmental Impact Report.

Document III: "Mariposa County General Plan and Master Environmental Impact Report" Support Documentation to include all required and desired support studies, inventories, reports and other documentation as a reference and resource to the above described Documents I and II.

III. SPECIFIC PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING:

A "General Plan" as generally described above with specific analysis as to the following 19 planning areas located in the County of Mariposa:

MARIPOSA COUNTY GROWTH POTENTIAL

PLANNING AREA DENSITY

Planning Area	Land Area in Acres	Density Project People/ Square Mile
1. Bear Valley	13,436.8 Ac.	67
2. Bootjack	67,059.2 Ac.	140
3. Bridgeport	30,358.4 Ac.	104
4. Mt. Bullion	9,782.4 Ac.	169
5. Catheys Valley	53,443.2 Ac.	39
6. Chowchilla	41,315.2 Ac.	18
7. Coulterville	42,620.8 Ac.	20
8. Don Pedro	41,785.6 Ac.	87
9. El Portal	32,400.0 Ac.	26
10. Greeley Hill	41,331.2 Ac.	45
11. Hornitos	52,304.0 Ac.	8
12. Hunters Valley	23,340.8 Ac.	9
13. Kinsley	61,584.0 Ac.	2
14. Mariposa	9,088.0 Ac.	350
15. Midpines	49,126.4 Ac.	69
16. Ponderosa	24,851.2 Ac.	32
17. White Rock	95,952.0 Ac.	5
18. Yosemite No.	190,992.0 Ac.	3
19. Yosemite So.	71,804.0 Ac.	4
TOTAL	952,575.2 Ac.	36

MARIPOSA COUNTY GROWTH POTENTIAL
(based upon present land use classifications)

<u>Planning Area</u>	<u>Rural Population Estimated</u>		<u>Estimated Population TPA (Maximum)</u>	<u>Estimated Maximum Total Population</u>
	<u>Minimum</u>	<u>Maximum</u>		
1. Bear Valley	364	1,265	150	1,415
2. Bootjack	3,554	14,406	300	14,706
3. Bridgeport	1,013	4,930	0	4,930
4. Mt. Bullion	940	2,293	300	2,593
5. Catheys Valley	541	1,579	800	2,389
6. Chowchilla	567	1,181	0	1,181
7. Coulterville	388	810	490	1,300
8. Don Pedro	4,271	5,680	0	5,680
9. El Portal	117	284	1,000	1,284
10. Greeley Hill	438	1,935	1,000	2,935
11. Hornitos	428	515	150	665
12. Hunters Valley	333	333	0	333
13. Kinsley	184	216	0	216
14. Mariposa	611	1,967	3,000	4,967
15. Midpines	999	5,306	0	5,306
16. Ponderosa	979	1,222	0	1,222
17. White Rock	700	700	0	700
18. Yosemite North	750	750	0	750
19. Yosemite South*	471	471	0	471
TOTAL	17,648	45,843	7,190	53,023

*Includes Wawona & Fish Camp TPA's

Project description and environmental setting to be prepared in accordance with Sections 15141 and 15142 of California Administrative Code.

IV. ENVIRONMENTAL EFFECTS:

1. A focus on the primary and secondary effects that can be expected to follow from adoption of the General Plan Update.
2. Description of Planning Areas physical environments which will emphasize those unique features of the areas that are likely to be affected by the implementation of the plan.
3. A discussion of the regional environment with special emphasis on environmental constraints and resources that are rare or unique to the area.
4. An inventory of existing physical facility capacities such as roads, schools and other governmental/private sector services and impacts with respect to plan implementation.
5. Evaluation of such General Plan policies and proposals which involve the commitment of land or which will lead to alterations of the physical environment. Such evaluation shall include changes in population, pattern of settlement and the use of land including commercial, industrial and residential development as opposed to existing use.
6. Evaluation of the cumulative effects of plan implementation.
7. Analysis of those Significant Effects of plan implementation including those effects which can be reduced to a level considered insignificant but which cannot be eliminated.
8. Discussion of policies and proposals that cannot be reduced to a level of insignificance through the imposition of specific development standards and regulations or alternative designs, the implications of such actions and reasons why such policies or proposals are being proposed notwithstanding their effect.
9. Identification of such mitigation measures as are necessary and required to reduce significant effects identified.
10. All mandatory requirements of Title 14, California Administrative Code Sections 15141 et seq.

Office of
PLANNING
and
RESEARCH

RECEIVED

AUG 1 1980

MARIPOSA CO
PLANNING COMMISSION

July 28, 1980

TO: Responsible and Commenting Agencies

FROM: Kent Fickett *Kent Fickett*

SUBJECT: Mariposa General Plan Update Master EIR (Mariposa County) --
SCH #80072108

Attached for your comment is Mariposa County's Notice of Preparation of a draft Environmental Impact Report (EIR) for Mariposa General Plan Update Master EIR, SCH #80072108.

Under provisions of AB 884, the project's lead agency must consult with responsible agencies in deciding what type of environmental document to prepare in compliance with the California Environmental Quality Act (CEQA). We ask that responsible agencies transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility. We also encourage commenting agencies to respond to the lead agency's request for consultation, as it is in their best interest to express their concerns early in the CEQA process.

Comments should be forwarded directly to the lead agency contact:

Larry Enrod, Associate Planner
Mariposa County
4982 - 10th Street
Mariposa, CA 95338
(209) 966-5151

with a copy to the Clearinghouse, within 45 days of receipt of this notice. Please refer to the State Clearinghouse number noted above in all correspondence concerning this project.

If you have any questions about the review process, call me at (916) 322-7787.

Attachments
cc: Larry Enrod ✓



Plans and Project Evaluation Unit
Air Resources Board
1800 - 18th Street
Sacramento, CA 95814
916/445-0960



William Travis
California Coastal Commission
631 Howard Street, 4th Floor
San Francisco, CA 94105
415/643-6665



Dave Maul
California Energy Commission
1111 Howe Avenue, Room 331 B
Sacramento, CA 95825
916/920-6405



Burd Miller
CalTrans - Division of Aeronautics
1120 M Street
Sacramento, CA 95814
916/322-9954



K. Hall
Dept. of Boating and Waterways
1629 S Street
Sacramento, CA 95814
916/322-4165



Rik Nevis, Environ. Program Coord.
Dept. of Conservation
1416 Ninth Street, Room 1354
Sacramento, CA 95814
916/445-8733



John Turner
Dept. of Fish and Game
1416 - 9th Street
Sacramento, CA 95814
916/445-1323



Dr. Gordon Snow
Dept. of Food and Agriculture
1220 M Street
Sacramento, CA 95814
916/445-0632



Paul Cox
Dept. of Forestry
1416 Ninth Street, Room 1506-17
Sacramento, CA 95814
916/445-9144



James Hargrove
Dept. of General Services
1015 L Street
Sacramento, CA 95814
916/445-0700



Kenneth Buell
Dept. of Health
814 P Street, Room 400
Sacramento, CA 95814
916/322-2308



Dave Williamson
Dept. of Housing & Community Dev't.
221 - 10th Street, 6th Floor
Sacramento, CA 95814
916/445-4725



James Tryner
Dept. of Parks and Recreation
1000 K Street Mall, Third Floor
Sacramento, CA 95814
916/322-2431



Nick del Gaudio
Office of Historic Preservation
1200 K Street Mall, Third Floor
Sacramento, CA 95814
916/322-6703



Robert Penny
Public Utilities Commission
1210 Fox Plaza
San Francisco, CA 94108
415/657-1249



Mel Schwartz
Reclamation Board
1416 Ninth Street
Sacramento, CA 95814
916/445-3624



Robert Bacha
S.F. Bay Cons. & Dev't. Comm.
30 Van Ness Avenue, Room 2011
San Francisco, CA 94102
415/657-1625



Bob Stepp
Solid Waste Management Board
1020 Ninth Street, Room 300
Sacramento, CA 95814
916/322-4915



Ted Fukusima
State Lands Commission
1607 - 13th Street
Sacramento, CA 95814
916/322-7312





Fred Lercari
State Water Resources Control Board
2125 - 19th Street
Sacramento, CA 95814
916/322-3533





Ken Fellows
Dept. of Water Resources
1416 Ninth Street
Sacramento, CA 95814
916/445-7416


Department of Transportation
District Contacts


 Bob Brown
Department of Transportation
District 1
1656 Union Street
Eureka, CA 95501


 Robert E. McBroome
Department of Transportation
District 2
1657 Riverside Drive
Redding, CA 96001


 R. C. Skidmore
Department of Transportation
District 3
703 B Street
Marysville, CA 95901


 Robert W. Sieker, Jr.
Department of Transportation
District 4
150 Oak Street
San Francisco, CA 94102


 Win Evans
Department of Transportation
District 5
50 Higuera Street
San Luis Obispo, CA 93401


 Mert Parlier
Department of Transportation
District 6
1352 West Olive Avenue
Fresno, CA 93778

 A. H. Hendrix
Department of Transportation
District 7
120 Spring Street
Los Angeles, CA 90012


 Harvey Sawyer
Department of Transportation
District 8
247 West Third Street
San Bernardino, CA 92403


 Jim Jelinek
Department of Transportation
District 9
500 South Main Street
Bishop, CA 94514


 John Gagliano
Department of Transportation
District 10
1975 East Charter Way
Stockton, CA 95206


 Jim Cheshire
Department of Transportation
District 11
2829 Juan Street
San Diego, CA 92138


Fish and Game - Regional Offices

 R. O'Brien, Regional Manager
Department of Fish and Game
627 Cypress
Redding, CA 96001

 R. Lassen, Regional Manager
Department of Fish and Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

 E. Toffoli, Regional Manager
Department of Fish and Game
Yountville Facility, Bldg. C
Yountville, CA 94599

 A. Naylor, Regional Manager
Department of Fish and Game
1234 East Shaw Avenue
Fresno, CA 93726

 Fred A. Worthley Jr., Reg. Manager
Department of Fish and Game
350 Golden Shore
Long Beach, CA 90802

JUL 16 1980

MEMORANDUM From Mariposa County Health Department

MARIPOSA CO
PLANNING COMMISSIONTo: Mariposa County Planning
Commission

Date: July 15, 1980

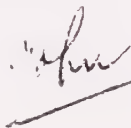
ATTN: Larry Enrico

From:

Subject: Mariposa General Plan
Update - EIRJohn R. Thomson, R.S.
County Sanitarian

Larry,

I am certain you already have adequate information relative to domestic water problems and the proposed solutions to them and the wastewater treatment problems and proposed solutions without any further input from this office. Soils throughout the Mariposa Basin, from the top of Spring Hill to Whitlock Rd. on the north are marginal at best and future planning should include all of that area within a public water and sewerage system. Beyond that I can add nothing at this time.



AIR RESOURCES BOARD

1102 Q STREET

P.O. BOX 2815

SACRAMENTO, CA 95812

(916) 322-6154

RECEIVED

JUL 23 1980

MARIPOSA CO.
PLANNING COMMISSION

July 21, 1980

No. 800703

Mr. Robert Borchard
Planning Director
P.O. Box 2038
Mariposa, CA 95338

Dear Mr. Borchard:

Your July 11, 1980, Notice of Preparation for the Mariposa General Plan Update Draft Environmental Impact Report has been reviewed.

The Regional Programs Division of the Air Resources Board and local government decision makers need to be aware of the individual and cumulative impacts that projects might have on the attainment and maintenance of air quality standards in Mariposa County.

Enclosed is a recommended outline which will assist you in the preparation of the air quality analysis for the proposed project and will provide the information useful to our review.

For additional information, please contact Sue Scott of my staff at (916) 445-0960.

Sincerely,



Gary Agid, Chief
Urban Programs Branch

Enclosure

cc: A. E. Sturm, Mariposa County APCD
N. Wood, OPR

RECOMMENDED CONTENTS OF AIR QUALITY ANALYSES

The preparation of general plans, general plan amendments, and all environmental impact reports (EIRs) are subject to the environmental evaluation requirements of the California Environmental Quality Act. As a result, an air quality analysis is needed as part of this evaluation to help inform decision makers of potential air quality constraints and impacts of all proposed project (activities subject to CEQA) alternatives. Therefore, to inform and to help assist decision makers in assessing potential air quality impacts and measures to minimize these impacts, we recommend the following information be included in an air quality analysis. This information is to be used as a guide in the preparation of EIRs for proposed projects. Many of the items listed may be satisfied through incorporation by reference. Those pollutants listed under Section II may or may not be applicable and are not to be considered as all inclusive.

I. Environmental Setting

A. Conditions affecting air pollution potential (the following items need to be discussed as to their relationship and/or effect on air pollution):

1. Meteorology and Climate

- a. Wind rose (plotted wind direction and speed)
- b. Atmospheric stability
- c. Seasonal air flow patterns
- d. Inversion characteristics

2. Topography

II. Impact of Project Proposal and Alternatives

A. Stationary Sources (Tons/Day):

1. Carbon Monoxide
2. Oxides of Nitrogen
3. Total Hydrocarbons
4. Total Suspended Particulates
5. Sulfur Dioxide
6. Lead

B. Mobile Sources (Tons/Day):

1. Carbon Monoxide
2. Oxides of Nitrogen
3. Total Hydrocarbons
4. Lead

III. Mitigation Measures for Project Proposal and Alternatives

A. Measures considered for the following sources:

1. Stationary
2. Mobile

B. Measures incorporated for the following sources:

1. Stationary
2. Mobile

IV. Cumulative Impacts

The cumulative impact (the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects).

V. Consistency Demonstration

A. Nonattainment Plans (NAPs)/State Implementation Plans (SIPs):

The EIR shall discuss any inconsistencies between the proposed project and the applicable NAP or SIP once promulgated.

1. Comparison of projected population growth for projects with NAP/SIP forecasts.
2. Comparison of project identified transportation control measures with NAP/SIP control strategies.
3. Identification of responsible agencies to enforce/implement mitigation measures.

B. Prevention of Significant Deterioration (PSD) Regulations:

The EIR shall demonstrate project compliance with pertinent PSD regulations by including discussion on the following:

1. Project proximity to existing federal proposed Class I areas.
2. Transport potential of pollutants to Class I areas.
3. Project effect on available increment of deterioration in Class I and II areas.
4. Project effect on visibility impairment in the Class I area.

B. Standards and Regulations affecting air quality:

1. Federal
2. State
3. Regional
4. County
5. City

C. Three to five year summary of ambient air quality pollutants subject to primary and secondary (health and welfare) standards:

1. Monthly maximum concentrations
2. Trend analysis (number of days/number of hours standards were violated)
3. Emission Sources
 - a. Stationary
 - b. Mobile

D. Effects of existing air pollutants on sensitive receptors such as:

1. Schools (children)
2. Hospitals (patients)
3. Convalescence homes (elderly)
4. Agricultural areas (crops)

NOTE: Material is available to assist you in doing an air quality analysis. To obtain a copy of, "Procedure and Basis for Estimating On-Road Motor Vehicle Emissions," contact Ed Yotter, TSD, at (916) 322-3984. Also, the Plans and Projects Evaluation Section of the Air Resources Board is available to answer any concerns and questions. The number is (916) 445-0960.



UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE
Stanislaus National Forest
19777 Greenley Road
Sonora, CA 95370

August 13, 1980
1900

Mr. Robert Barchard, Director
Mariposa County
Planning Department
4902 Tenth Street
Mariposa, CA 95336

RECEIVED

AUG 15 1980

MARIPOSA CO.
PLANNING COMMISSION

Dear Bob:

Thank you for spending the time with us Monday clarifying the county's planning process. Thank you for the opportunity to express our views. I will reiterate those concerns here:

1. Subdivision of private land within the boundaries of the National Forest that could allow densities higher than one house per 40 acres. I have enclosed a map showing the proposed long range land adjustment objectives that the Stanislaus National Forest plans for this part of Mariposa County. We hope the policy of the county would keep these parcels in one ownership to minimize conflicts with surrounding National Forest land and facilitate land exchanges if an owner so desires.

2. Subdivisions could permit higher densities in high fire hazard areas without adequate water supply or county roads. We would hope that the policy of the county would be to prevent the creation of hazardous situations for both property owners and fire fighters.

3. Subdivisions could preclude timber growing and harvesting on suitable private land. Sawtimber grown and harvested on private woodlands is an important source of revenue and jobs. We urge the county to adopt policies that keep prime commercial forest land in large enough parcels to permit forest management. Prime commercial forest lands is that which is capable of growing 85+ cubic feet of wood per acre per year.

4. Riparian areas are probably the most critical habitat for wildlife in the middle and lower elevations of Mariposa County. Streams that flow through private land and federal land reflect the management of both ownerships. We would like the county to consider policies to give special attention to the kinds of development and activities that will be permitted within 50-100' of perennial streams.

I am enclosing a map of our proposed landownership adjustment goals and a set of soil-vegetation maps with legend. I will send you a copy of current timber strata maps when they are complete.



If we can be of any help in identification of critical habitat, please contact our Forest Biologist, Janet Hurley. I have enclosed information on some threatened and endangered species.

Sincerely,

John E. Tonnese

JOHN E. TONNESEN
Land Management Planner

Enclosures

Bob: due to the amount of material I had to enclose, we mailed it separately in a mail tube.

Ed

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGIONSAN JOAQUIN WATERSHED BRANCH OFFICE:
3374 EAST SHIELDS AVENUE, ROOM 18
FRESNO, CALIFORNIA 93726

PHONE: (209) 445-5116

25 July 1980

RECEIVED
JUL 29 1980
MARIPOSA CO.
PLANNING COMMISSIONMr. Larry Enrico
Mariposa County Planning Commission
4982 Tenth Street
Mariposa, CA 95338

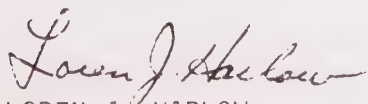
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

We have received the subject notice requesting our comments and input for the proposed 1980 Mariposa County General Plan Update. The notice indicates that there will be major revisions to the County General Plan with specific analysis regarding 19 planning areas located in the County.

Generally, our concerns relate to the effects on quantity and quality of surface and groundwaters from proposed projects. In Mariposa County, we are already aware of specific areas where these problems may exist. These areas have been identified by (1) the Mariposa County 208 Report for the Mariposa North Area, prepared in 1979 by Moldenhauer-Bennett and Company Engineers and (2) the State Water Resources Control Board Clean Water Grant Project List which describes existing water quality problem areas and potential projects. We believe that as a minimum, these areas should be identified in the General Plan.

In addition, we believe that the General Plan Update should contain information regarding existing and future sewerage systems, water supply, solid waste generation and disposal, and erosion/sedimentation control plans. Methods to eliminate or minimize adverse impacts from any of the aforementioned subjects should also be discussed.

We appreciate being given the opportunity to provide comments on the proposed General Plan Update. If we can be of further assistance in this matter, please contact Lester Obata at this office.

LOREN J. HARLOW
Senior Engineer

LSO/ic

DEPARTMENT OF FISH AND GAME

REGION 4

1234 East Shaw Avenue

Fresno, CA 93710

(209) 222-3761

RECEIVED

AUG 14 1980

MARIPOSA CO.
PLANNING COMMISSION

August 13, 1980

Larry Enrod, Associate Planner
Mariposa County
4982 Tenth Street
Mariposa, CA 95338

Dear Mr. Enrod:

Subject: SCH 80072108, Mariposa General Plan Update Master EIR, Notice of
Preparation, Mariposa County

We have received subject notice for review and are concerned about potential impacts of the updated General Plan upon fish and wildlife. Land use changes often seriously impact fish or wildlife populations, especially where sensitive species or important areas of critical habitat are affected. Because of the potential for adverse impacts, we believe the draft EIR for subject plan should contain:

1. A detailed inventory of the fish and wildlife resources of the planning area. This should identify the extent and location of significant habitats and fish or wildlife populations, as well as known populations of rare or endangered vertebrates, invertebrates, and plants.
2. A complete description of potential impacts (including fish and wildlife) associated with designated land use changes. These should include both incremental as well as cumulative impacts of the various features of the plan.
3. Appropriate mitigation alternatives for prescribed changes in land use and associated service and/or utility development.
4. Specific identification of impacts which cannot be mitigated or otherwise compensated.

To assist you in preparing your draft EIR, we have identified some impacts below which we find are frequently overlooked in the documents we review. These include:

1. Impacts upon migratory species which may utilize the planning area for only a short time each year.
2. Impacts upon designated rare or endangered fish, wildlife, invertebrates, or plants.

3. Impacts upon waterways from erosion of disturbed soils and resultant sedimentation.
4. Impacts associated with increased vehicle use and road development. This includes direct wildlife mortality from vehicular accidents, which is very important in localities where roads transect wildlife migration routes or population centers.
5. Impacts of free-roaming domestic pets associated with rural subdivisions.
6. Impacts of increased human access leading to such resource abuses as off-road vehicle use or illegal taking of deer and/or other wildlife.
7. Losses of wildlife habitat through conversion to subdivisions, commercial developments, etc.

We hope you will find this information useful. If you have questions or need further assistance, please contact Dale Mitchell at 1234 East Shaw Avenue, Fresno, CA 93710, or phone (209) 222-3761.

Sincerely,

A handwritten signature in dark ink, appearing to read "George D. Nokes". The signature is fluid and cursive, with a long horizontal line extending to the right.

George D. Nokes
Regional Manager

DEPARTMENT OF FORESTRY

Madera-Mariposa Ranger Unit
5366 Highway 49 N.
Mariposa, CA 95338
Phone (209) 966-3622

RECEIVED

SEP 16 1980

MARIPOSA CO
PLANNING COMMISSION

September 12, 1980

Larry Enrico, Associate Planner
Mariposa County Planning Commission
P. O. Box 2038
Mariposa, CA 95338

Re: Draft E.I.R. General Plan Update
State Clearinghouse #80072108

Dear Larry:

I feel that the study that Rita Kidd did in Fire Protection and Safety for Mariposa County, with the corrections John Morrow noted in his letter of August 29, 1980 to Mr. Borchard, should be included in the E.I.R. and the General Plan.

I apologize for the period of time it has taken me to reply to your notice.

Sincerely,

JOHN M. MORROW
Ranger-in-Charge
Madera-Mariposa Ranger Unit

By *Clint Mentzer*
Clint Mentzer
Fire Captain

CW

Attachment

cc: State Clearinghouse

DEPARTMENT OF FORESTRY

Madera-Mariposa Ranger Unit
5366 Highway 49 N.
Mariposa, CA 95338
Phone (209) 966-3622



August 29, 1980

Robert L. Borchard
Planner/Grantsman
Mariposa County Planning Commission
P. O. Box 2038
Mariposa, CA 95338


Dear Bob:

The following are comments relative to the work Rita Kidd did on Fire Protection and Safety. I must apologize for the lateness of these comments. Possibly these comments could be tied into the review of the General Plan that you should receive from Clint Mentzer in the next few days.

1. Would you use the term "structural fire" rather than the term "domestic fire". Domestic fire is a term more closely connected to cooking than to a burning house.
2. The next few comments refer to the Safety Element, Chapter 5;
 - a. Page 2, Section B, 3rd Paragraph; second line to read "which are partially supported by the County and a public utility district in the Town of Mariposa." This would add the word "partially".
 - b. Page 2, Section B, 2nd Paragraph; the last sentence should read "The CDF, U.S. Forest Service and the National Park Service, through agreements, mutually assist each other on fire problems."
 - c. Page 3, Section D, 2nd Paragraph; the first sentence should read "Also, those areas already served primarily by the volunteer fire units which are partially supported by the County will have more urban oriented development standards applied."

- d. Page 3, Section E, Item 3; Item 3 should read "adoption by the County of Mariposa, the Fire Safe Guides for Residential Development in California as endorsed by the County Supervisors Association of California in 1980.
- e. Page 6, Section F, Item #24; Item 24 should read "Public Utilities such as electric transmission lines, and installations such as communications facilities should be maintained sufficiently free of vegetation so as not to constitute a fire risk." This change would eliminate the last portion of the sentence "as specified by the County Fire Warden."

Sincerely,


JOHN M. MORROW C.W.
Ranger-in-Charge
Madera-Mariposa Ranger Unit

ATTACHMENT "B"

ENVIRONMENTAL IMPACT REPORT

COMMENTS

AND

RESPONSES TO COMMENTS



Planning Commission

ROBERT L. BORCHARD
Planner/Grantsman

5101 Jones Street
Post Office Box 2038
Mariposa, California 95338
November 12, 1981

(209) 966-5151

TO WHOM IT MAY CONCERN:

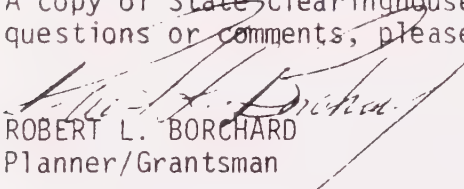
Please find enclosed ten (10) copies of the Mariposa County General Plan Update. Each update comprises three (3) distinct documents as follows:

- Document I - General Plan Policies and Standards
- Document II - Master Environmental Impact Report
- Document III - Technical and Data Appendix

The Mariposa County Board of Supervisors formally accepted this update for public review on Tuesday, November 3, 1981. The Mariposa County Planning Commission will be conducting hearings on the update on November 30th and December 3rd, 1981. The Board of Supervisors will be conducting a formal public hearing on December 22, 1981.

All Comments must be received no later than Tuesday, December 22, 1981 to be considered at the Board of Supervisors Hearing.

A copy of State Clearinghouse Form CA-189 is attached. If there are any questions or comments, please contact my office.


ROBERT L. BORCHARD
Planner/Grantsman

RLB:bc
Enclosures 10 (30 Documents)
Attachments 1

FEDERAL GRANT APPLICATION/AWARD NOTIFICATION
STATE OF CALIFORNIA STATE CLEARINGHOUSE (916) 445-0613

1 APPLICATION DATE
 yr mo day
 19 81 11 3

3 APPLICANT - Organizational Unit

County of Mariposa

4 ADDRESS - Street or P. O. Box

P. O. Box 2038

2 FEDERAL EMPLOYER ID NO.

94-6000880

5 CITY

Mariposa

6 COUNTY

Mariposa

7 STATE

CA

8 ZIP CODE

95338

9 PROG TITLE/NO. (Catalog of Fed Domestic Assistance)

10 TYPE OF ACTION

☐ New ☒ Modification
☐ Continuation

11 TYPE OF CHANGE (Complete if 10b or 10c was checked)

☐ Increased Dollars
☐ Decreased Dollars

☐ Increased Duration
☐ Decreased Duration

☒ Other Scope Change
☐ Cancellation

14. EXISTING FED GRANT ID

15. REQUESTED FUND START

19

16. FUNDS DURATION

(Months)

yr mo

17. EST. PROJECT START

19

18. EST. PROJECT DURATION

(Months)

yr mo

19. APPLICANT TYPE

A. State F. School District
 B. Interstate G. Community Action Agency
 C. Sub State Dist H. Sponsored Organization
 D. County I. Indian
 E. City J. Other (Specify in Remarks)

FUNDS REQUESTED (For Changes Show Only Amt. of Inc. (+) or Dec. (-))

20 FEDERAL () \$ _____
 21 STATE () \$ _____
 22 LOCAL () \$ _____
 23 OTHER () \$ _____
 24 TOTAL (20, 21, 22, 23) () \$ _____

25. BRIEF TITLE OF

APPLICANT'S PROJECT 1981 General Plan Update for Mariposa County

26. DESCRIPTION OF APPLICANT'S PROJECT (Purpose)

1981 General Plan Update including Land Use, Circulation, Conservation, Recreation, Open Space, Seismic Safety, Noise, Scenic Highways, Safety, Housing and Historic Preservation

27. AREA OF PROJECT IMPACT (Indicate City, County, State, etc.)

County of Mariposa

STATE WIDE COUNTY WIDE MULTI-COUNTY
☐ ☐ ☐

28. CONGRESSIONAL DISTRICT

Of Applicant Districts Impacted By Project
 [15] [15]

29. Environmental Assessment Required By State/Federal Agency?

☐ Yes
☒ No

30. CLEARINGHOUSE(S) TO WHICH SUBMITTED

a ☒ State b ☐ Area Wide c ☐ None

31. a NAME/TITLE OF CONTACT PERSON

Robert L. Borchardt

b ADDRESS - Street or P. O. Box

P.O. Box 2038

c TELEPHONE NO.

(209) 946-5157

31 d IS ENVIRONMENTAL DOCUMENT REVIEW REQUIRED YES ☐ NO ☐

If Yes ☐ Environmental Impact Statement (Report) Attached (20 copies)
☒ Draft EIR ☐ Final EIR
☐ Negative Declaration Attached (20 copies)
☐ None attached - Document Will Be Forwarded On Approximately _____ Mon _____ Day _____ Year

If No ☐ Federal Program Does Not Require An Environmental Document Project Exempt Under State Categorical Exemption, Class _____

e Will the project require relocation?

YES ☐ NO ☒

f Does your agency have a civil rights affirmative action policy and plan?
 YES ☐ NO ☐

g Is project covered by A-95, Pt IV?
 YES ☐ NO ☐

If yes, is MOA executed?
 YES ☐ NO ☐

h If project is physical in nature or requires an environmental document, list the U. S. Geologic Survey Quadrangle map in which the project is located.

N/A

ITEMS 32-38 TO BE COMPLETED BY CLEARINGHOUSE

32. CLEARINGHOUSE ID

☐ MULTIPLE
☐ CLEARINGHOUSE

33. a ACTION BASED ON REVIEW OF

☐ Notification
☐ Application

33. b ACTION TAKEN

a ☐ With Comment c ☐ Waived
 b ☐ Without Comment d ☐ Unfavorable

34. STATE APPLICATION IDENTIFIER (SAI)

C A
 State Number

35. CLEARINGHOUSE IMPACT CODE

STATE WIDE County/ City County/ City County/ City County/ City County/ City
☐ Yes ☐ No Ping Area Ping Area Ping Area Ping Area Ping Area Ping Area

36. STATE PLAN REQUIRED

☐ Yes ☐ No

37. RECEIVING DATE AT CLEARINGHOUSE

38. FINAL CH ACTION DATE

38. a SIGNATURE OF CH OFFICIAL

ITEMS 39-42 TO BE COMPLETED BY APPLICANT BEFORE SENDING FORM TO FEDERAL AGENCY

39. CERTIFICATION - The applicant certifies that to the best of his knowledge and belief the above data are true and correct and filing of this form has been duly authorized by the governing body of the applicant.

Check box if clearinghouse response is attached. ☐

40. a NAME (Print or Type)

b TITLE

c SIGNATURE of Authorized Representative

d TELEPHONE NUMBER

41. DATE MAILED TO FEDERAL/STATE AGENCY yr mo day

19

42. NAME OF FEDERAL / STATE AGENCY TO WHICH THIS APPLICATION SUBMITTED

ITEMS 43-54 TO BE COMPLETED BY FEDERAL OFFICE EVALUATING AND RECOMMENDING ACTION ON THE APPLICATION

43. GRANT APPLICATION ID (Assigned by Federal Agency)

52. Application Rec'd yr mo day

53. a Exp Action Date yr mo day

Always Complete 53a OR b

53. b Exp Action Date yr mo day

44. GRANTOR AGENCY

Amended Applic. Received

Rev. Expected Action Date

54. Exp Action Revised As Of

Rev. Expected Action Date

45. ORGANIZATIONAL UNIT

yr mo day

yr mo day

yr mo day

yr mo day

46. ADMINISTERING OFFICE

yr mo day

yr mo day

yr mo day

yr mo day

47. ADDRESS - Street or P. O. Box

48 CITY

49 STATE

50 ZIP CODE

51 TELEPHONE NUMBER

ITEMS 55-65 TO BE COMPLETED BY THE FEDERAL OFFICE APPROVING THE GRANT APPLICATION

FINAL ACTION

FINAL DATES

yr mo day

FUNDS APPROVED (For Changes Show Only Amt of Inc (+) or Dec (-))

55. a ☐ Awarded b ☐ Rejected c ☐ Withdrawn

19

60. FEDERAL AMOUNT IF Y funds () \$ _____

56. FUNDS AVAILABLE

19

61. STATE SHARE () \$ _____

57. ENDING DATE

19

62. LOCAL SHARE () \$ _____

58. FEDERAL GRANT ID

63. OTHER () \$ _____

59. FEDERAL FUND ACCOUNT NUMBER

64. TOTAL (60, 61, 62, 63) () \$ _____

65. MULTIPLE PROGRAM LINK



State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

December 21, 1981

Mr. Robert L. Borchard
Mariposa County Planning Department
P. O. Box 2038
Mariposa, CA 95338

SUBJECT: 1981 GENERAL PLAN UPDATE AND MASTER EIR - SCH# 80072108

Dear Mr. Borchard:

State agencies have completed their review of the 1981 General Plan Update and Master EIR and comments from the Department of Water Resources are attached. If you want to discuss DWR's comments, please contact the staff member who signed the comment letter.

The Office of Water Conservation of DWR recommends that water conservation measures be incorporated into the appropriate sections of the General Plan to serve as county policy for future development. They also comment regarding avoidance of development in the 100-year flood plain and conformance with requirements of the Federal Emergency Management Agency necessary for participation in the National Flood Insurance Program.

The State Clearinghouse has also reviewed the documents submitted and offers the following comments.

The Energy Conservation section (3.311) of the draft EIR refers to Section 5.208 (Housing Element) of Document 1 of the General Plan draft, but there is no Section 5.208 in that document. The Plan and the DEIR should recognize the requirements of the Solar Rights Act and the incorporation of solar design features in tentative subdivision maps. Material on energy conservation measures and requirements of the California Environmental Quality Act for their consideration in environmental documents is enclosed for your information and guidance.

It is understood by OPR that the County's existing ordinances on development standards are to be incorporated into the General Plan. To the extent that such standards become a part of the General Plan, it is a start toward documenting your assertion that the Plan is its own mitigating device. However, that kind of general assertion in the Plan makes it difficult to determine which specific measures mitigate which adverse effects.

December .

The draft EIR should not only cite the specific sections of the Plan that mitigate particular impacts, but should also summarize the pertinent mitigating devices in the Plan and how they will be implemented.

When preparing the final EIR, you must include all comments and responses (CEQA Guidelines, Section 15146). The certified EIR must be considered in the decision-making process for the project. In addition, we urge you to respond directly to the agencies' comments by writing to them, including the State Clearinghouse number on all correspondence.


A recent Appellate Court decision in Cleary v. County of Stanislaus clarified requirements for responding to review comments. Specifically, the court indicated that comments must be addressed in detail, giving reasons why the specific comments and suggestions were not accepted and factors of overriding importance warranting an override of the suggestion. Responses to comments must not be conclusory statements but must be supported by empirical or experimental data, scientific authority or explanatory information of any kind. The court further said that the responses must be a good faith, reasoned analysis.


Section 15002(f) of the CEQA Guidelines requires that a governmental agency take certain actions if an EIR shows substantial adverse environmental impacts could result from a project. These actions include changing the project, imposing conditions on the project, adopting plans or ordinances to avoid the problem, selecting an alternative to the project, or disapproving the project. In the event that the project is approved without adequate mitigation of significant effects, the lead agency must make written findings for each significant effect (Section 15088) and it must support its actions with a written statement of overriding considerations for each unmitigated significant effect (Section 15089).

If the project requires discretionary approval from any state agency, the Notice of Determination must be filed with the Secretary for Resources, as well as with the County Clerk.

Please contact Norma Wood at (916) 445-0613 if you have any questions.

Sincerely,


Stephen V. Williamson
State Clearinghouse


Norma Wood
State Clearinghouse

SW/dm
attachments

cc; Ken Fellows, DWR.

6. Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.
7. Grading of slopes should minimize surface water runoff.
8. Investigate the feasibility of utilizing reclaimed waste water, stored rainwater, or household gray water for irrigation.
9. Cluster development should be encouraged because it reduces the amount of impervious surface and preserves natural drainage systems, which amounts to a 6-percent reduction in water use when compared to standard grid subdivisions.
10. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space.

Memorandum

To : 1. James W. Burns
Assistant Secretary for Resources
The Resources Agency

2. Robert L. Borchard, Planner
Mariposa County
P. O. Box 2030
Mariposa, CA 95338

From : **Department of Water Resources**

Date : December 16, 1981

File No.:

Subject: Draft Mariposa County
1981 General Plan Update
(SCH 80072108)

The Department has reviewed the draft Mariposa County 1981 General Plan Update. We offer the following comments.

The General Plan Update is a policy document which provides guidance and sets forth policies for future development in Mariposa County. Since water is becoming an ever-increasingly precious natural resource in California, we recommend that water conservation measures be incorporated into the appropriate sections of the General Plan to serve as county policy for future development. Implementation of the water conservation measures will meet a portion of the future water demands. A list of water conservation measures is attached for your information.

The Department's Office of Water Conservation assists local agencies in developing water conservation policies. If you need assistance or additional information, please contact the Office of Water Conservation at (916) 323-4806.

Due to federal administration changes, the agency responsible for designation of the 100-year flood area is the Federal Emergency Management Agency (FEMA) and not the U. S. Department of Housing and Urban Development as stated in several places in the report.

The Department encourages local agencies to adopt the policy of avoiding development in the 100-year flood plain unless it is the only practical development alternative. Since Mariposa County is a participant in the National Flood Insurance Program, construction and development in the flood plain area must conform to requirements established by FEMA.

We note that (1) the table of contents of Document I is not in sequential order, (2) the word "quantity" is repeatedly misspelled on page V-72 of Document III, and (3) pages V-73, V-74, and V-75 of Document III are not in sequential order.



Louis A. Beck, Chief
San Joaquin District
(209) 445-5222

Attachment

cc: Bill Frye, Acting Chief
Office of Water Conservation
Department of Water Resources
P. O. Box 388
Sacramento, CA 95802

Water Conservation Reveal

Required by law for new construction:

1. Low-flush toilets (Section 17921.3 of the California Health and Safety Code).
2. Low-flow showers and faucets (California Administrative Code, Title 24, Part 6, Article 1, T20-1406F).
3. Insulation of hot water lines in water recirculating systems (California Energy Commission regulations).

Recommended where applicable:

Interior:

1. Maintain water supply line pressure of less than 50 pounds per square inch by means of a pressure-reducing valve.
2. Limit flush-valve-operated water closets to 3 gallons per flush.
3. Equip all drinking fountains with self-closing valves.
4. Insulate hot water pipes in existing structures.
5. In hotels and motels, equip all baths/showers with thermostatically controlled mixing valves and post water conservation reminders in all rooms and restrooms.
6. Require water-conserving washer models in laundry facilities.
7. In restaurants, serve drinking water only upon request and require the use of water-conserving dishwashers or retrofitting spray emitters.

Exterior:

1. Landscape with low-water-consuming plants wherever feasible.
2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields.
3. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions and their root systems water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil-moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

Memorandum

To :

Date :

From : **Governor's Office**
Office of Planning and Research

Subject: Solar Rights Act and CEQA - Energy Conservation

Recently questions have been addressed to the Office of Permit Assistance regarding the requirements of the Solar Rights Act and CEQA. The Office would like to take this opportunity to explain some of those requirements as well as provide sources for additional information.

Section 66473 of the Subdivision Map Act requires that "The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision." Examples of such opportunities include, but are not limited to:

1. east-west street orientation to facilitate north-south orientation of houses
2. trees/vegetation for shading and ventilation
3. narrower streets
4. flexible setbacks
5. fence location and orientation to homes
6. height restrictions.

The California Attorney General has determined that tentative maps must incorporate these solar design features. In a recent opinion, the Attorney General concluded that "A tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1." Opinion No. 80-702, April 21, 1981.

CEQA requires a discussion of the energy conservation measures of a proposed project (Section 15143 (c)). This section requires that a lead agency discuss significant, avoidable impacts of a proposed project including inefficient and unnecessary consumption of energy, and measures to minimize these impacts. Mitigation measures include siting, orientation and design considerations to minimize energy consumption (CEQA Guidelines, Appendix F, II.D.2.). It is, therefore, appropriate to discuss the energy design requirements of the Subdivision Map Act in the energy conservation section of the EIR. This will allow an easy review of the energy conservation measures of the project in conformance with both CEQA and the Subdivision Map Act.

Attached for your information is a bibliography of documents on passive solar design. Should you require further information on the legal requirements of the Subdivision Map Act, CEQA, or technical assistance on passive solar design, please contact:

Office of Permit Assistance
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
916/322-4245

SELECTED BIBLIOGRAPHY

SOLAR ACCESS

Adams, Anthony. Your Energy Efficient Home. Charlotte, Vt: Garden Way Publishing, 1976.

A basic, illustrated introduction to site planning and building density for energy conservation.

American Institute of Architects Research Corporation. Regional Guidelines for Building Passive Energy Conserving Homes. Washington, D.C.: U.S. Department of Housing and Urban Development, 1978.

A resource book that divides the United States into 13 climate regions and gives design considerations for each.

_____. Solar Dwelling Design Concepts. Washington, D.C.: U.S. Department of Housing and Urban Development, 1978.

A introduction to solar building design with an emphasis on active systems.

American Planning Association. Protecting Solar Access in New Residential Development: A Guidebook for Planning Officials. Rockville, MD: National Solar Heating and Cooling Information Center, 1979.

A guide to using conventional land-use controls to protect solar access; includes basic information on access and model regulations.

_____. Site Planning for Solar Access: A Guidebook for Developers and Site Planners. Rockville, MD: National Solar Heating and Cooling Information Center, 1979 (forthcoming).

A guide to solar access site planning, including residential development design, landscaping, and private agreements to protect solar access.

_____. Solar Access: A Guidebook for California Communities. California Energy Commission, Sacramento, CA., 1980.

A guide to solar access site planning in California, with special evaluation of California's new solar access laws. Appendices published in a separate volume.

American Society of Landscape Architects Foundation. Landscape Planning for Energy Conservation. Reston, Va: Environmental Design Press, 1977.

A guide for planning with vegetation and landforms. Includes sections on site selection and analysis and site planning for solar architecture. A number of case studies are given for various climatic regions.

_____. Site Planning for Energy Conservation. Reston, VA:
Environmental Design Press, 1978

Anderson, Bruce. The Solar Home Book. Harrisonville, N.H.:
Cheshire Books, 1976.

A book on direct (i.e. passive) home design and concepts,
giving an introduction to solar hot water systems.

ASHRAE. Handbook of Fundamentals and Product Directory. New York,
N.Y. 1972.

A standard reference for thermal analysis methodology
and detailed information on thermal properties of materials.
Also contains data on climatic design conditions, solar
radiation, and window shading.

Berdahl, Paul et al. California Solar Manual. Sacramento, CA:
California Energy Commission.

A comprehensive manual outlining climatic variables
for the State of California, including solar radiation,
cloudiness, and weather data.

California Energy Commission. Solar Access: A Local Responsibility.
Sacramento, CA 1978.

An overview of solar access issues, including solar
energy use, solar access planning and site design, orienta-
tion, and solar rights.

DeChiara, J. and L. Koppelman. Urban Planning and Design Criteria.
New York, N.Y.: Van Nostrand, Reinhold, 1975.

A handbook on residential, commercial, industrial, and
institutional planning standards, emphasizing conventional
planning practice and containing little on energy-efficient
or solar access planning.

_____. Manual of Housing Planning and Design Criteria. Englewood
Cliffs, N.J.: Prentice-Hall, 1975.

This handbook is similar in format and content to Urban
Planning and Design Criteria except that it concentrates
on housing and subdivisions.

Eccli, Eugene, Low Cost Energy Efficient Shelter for the Owner and
Builder. Emmaus, Pa.: Rodale Press, 1976.

A design manual on energy-efficient homes; includes
many sections on windows, doors, vents, and other key house
components.

Environmental Law Institute. Solar Access Law: Protecting Access to Sunlight for Solar Energy Systems. Cambridge, Mass. Ballinger Publishing Co.

This book focuses extensively on legal issues connected with protecting solar access in existing developed areas. A technical section and appendix on solar access basics is included to help fill in technical gaps.

First Passive Solar Home Awards. Rockville, Md: National Solar Heating and Cooling Information Center, 1979.

Presents the state-of-the-art designs that won the competition sponsored by the U.S. Department of Housing and Urban Development.

Geiger, R. The Climate Near the Ground. Cambridge, Ma.: Harvard University Press, 1975.

A detailed scientific text which covers the principles of microclimatology, mainly in agricultural and forestry applications.

Givoni, B. Man, Climate, and Architecture. London, England: Elsevier Publishing Company, 1976.

A comprehensive book on human comfort and thermal performance of buildings. Contains quantitative descriptions of the thermal performances of building materials and design features, such as ventilation and window shading.

Kraemer, Sandy. Solar Law: Present and Future, with Proposed Forms. Colorado Springs, 1978. Shepherd's Inc.

League of California Cities and California Energy Commission. Solar Handbook for Local Government Officials. Sacramento, CA. League of California Cities. 1978.

A manual outlining solar legislation, local solar ordinances, solar access planning and building codes. Contains a list of resources for local officials involved in solar energy issues.

Living Systems. Planning Solar Neighborhoods. California Energy Commission, Sacramento, CA August 1980 (forthcoming).

A manual for planning and designing solar neighborhoods.

_____. Davis Energy Conservation Report. Winters, CA: Living Systems, 1977.

This report describes the Davis Energy Conservation Project, including the Energy Conservation Building Code, planning for energy conservation, climate analysis, public education programs, and solar homes.

Lynch, Kevin. Site Planning. Cambridge, Ma: MIT Press, 1971.
A classic text on site planning.

National Association of Home Builders. Land Development Manual.
Washington, D.C.: National Association of Home Builders,
1974.

A guide for the housing developer. Solar and energy-
conserving topics are not emphasized, but other basic
planning considerations are presented.

National Solar Heating and Cooling Information Center (NSHCIC).
A Forum on Solar Access. Rockville, Md.: NSHCIC, 1977.

A transcript of the proceedings of a forum on solar
access held by the New York State Legislative Commission
on Energy Systems in July, 1977. Contains an overview of
useful information and opinion on the various legal aspects
of solar access protection and regulation.

_____. State Solar Legislation. Rockville, Md.: NSHCIC, 1979.

An overview of state legislation affecting the use and
installation of solar energy equipment. It includes a
summary of the relevant state legislation in existence in
January 1979, and is periodically updated to reflect new
laws and statutes.

Office of Comprehensive Planning. The Land Book. New Hampshire:
Office of Comprehensive Planning, 1976.

A manual prepared for the office of the governor of the
state of New Hampshire that is designed to acquaint local
officials with the benefits, principles, and techniques of
community land use planning. There is a strong emphasis on
the use of natural resource information in the planning
process.

Olgyay, A. and V. Design with Climate. Princeton, N.J.: Princeton
University Press, 1963.

A comprehensive book on climatically adapted building
design and planning.

_____. Solar Control and Shading Devices. Princeton, N.J.:
Princeton University Press, 1957.

Similar to Design with Climate but focuses on solar
radiation as a key climatic influence.

Planning Advisory Service. Caring for the Land. Planning Advisory Service Report No. 328. Chicago, Il.: American Planning Association, 1977.

A report published by the American Planning Association on how environmental and natural resource concerns should be incorporated into the site planning process for new development. Includes chapters on planning with environmental resources in mind, reviewing development proposals, and sources of technical assistance.

Real Estate Research Corporation. The Costs of Sprawl. Stock No. 4111-0021. Washington, D.C.: Government Printing Office, 1977.

A detailed analysis of economic, environmental, social, and direct costs of urban sprawl.

_____. Working Papers on Marketing and Market Acceptance. Washington, D.C.: U.S. Department of Housing and Urban Development, 1978.

A two-volume work examining the potentials and problems of marketing solar homes. Contains information on financing, marketing, characteristics of solar purchasers and builders, and the impact of lending institutions on consumers.

Robinette, G. Plants/People/and Environmental Quality. Stock No. 2905-0479. Washington, D.C.: U.S. Government Printing Office, 1972.

A graphic presentation showing how to use plants as environmental planning elements for modifying the impact of wind, solar radiation, air pollution, noise, and visual blight.

Strock, et al. Handbook of Air Conditioning, Heating, and Ventilating. New York, N.Y.: Industrial Press, Inc. 1976.
An engineering manual similar to ASHRAE's.

Sun Angle Calculator. Toledo, OH: Library-Owens-Ford, 1975.
Calculates sun angles and azimuths. The calculator covers the United States from 24° north latitude in 4° increments.

Sunset Western Garden Book. Menlo Park, CA.: Lane Publishing Company, 1972.

An index of ornamental plants and their uses in the western portion of the United states. The book includes maps of the microclimates of the West, and which plants are best adapted to them. The maps themselves can serve as valuable design tools making the book useful for landscape planning.

Thomas, et al. Overcoming Legal Uncertainties about the Use of Solar Energy Systems. Chicago, IL.: American Bar Association, 1978.

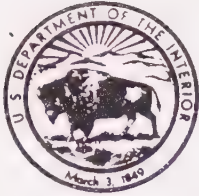
A booklet that discusses the major legal issues likely to arise in the use of solar energy systems.

U.S. Department of Commerce. Climate Areas of the United States. Ashville, N.C.: Publications Unit, National Climatic Center, 1974.

A compendium of maps and data that illustrate climatic variations in the United States.

Weiner, Michael. Plant a Tree. New York, N.Y.: Collier Books, 1975.

A handbook that describes tree species and characteristics; includes a guide to planting and maintaining trees in various climate zones.



United States Department of the Interior

NATIONAL PARK SERVICE

P.O. BOX 577

YOSEMITE NATIONAL PARK, CALIFORNIA 95389

IN REPLY REFER TO:

D18

DEC 16 1981

DEC 21 1981

Mariposa County Board of Supervisors
Mariposa County
Mariposa, California 95389

Dear Supervisors:

The National Park Service appreciates this opportunity to comment on the Draft 1981 Mariposa County General Plan Update. We strongly agree with the intent of Mariposa County "to provide for the greatest obtainable convenience, prosperity, health, safety, comfort, peace, morale, and general welfare of present and future residents and visitors to the County."

We also see the 1981 Plan as a clear opportunity for the National Park Service and Mariposa County to work together in meeting the needs of the County as a whole; park residents in Yosemite Valley, El Portal, Wawona and Foresta; visitors travelling to and staying in Yosemite; and finally preserving one of the true gems of Mariposa County/Yosemite National Park.

Our comments on specific sections of the 1981 Plan follow:

Wawona

It appears that there is a conflict between section B.401 (Document I) - designating Wawona as a town planning area, and section B.513 (Document I), which states that Federally-owned land within the boundaries of Yosemite National Park is subject to Federal regulations and policies and standards of the Draft Plan shall not apply. Seventy percent of the land in Section 35, Wawona, is owned by the Federal Government and within the boundary of Yosemite National Park.

Jurisdictional issues regarding privately-owned land in Section 35, Wawona, are currently in the process of being resolved. Interior Land Use Controls, providing for the administration, protection, and development of Section 35 have been developed by the National Park Service, with participation by the Wawona residents. These controls provide a framework for, (1) allowing limited residential development to occur in appropriate locations; (2) ensuring that the residential needs of park employees and residents are addressed; (3) providing for development needs to park visitors and manage park resources and

finally (4) protecting public health and the environment (lands within the boundary of Yosemite National Park.)

El Portal

We approve of the designation of El Portal as a public site. Under the 1980 Approved General Management Plan for Yosemite and the El Portal Comprehensive Design, El Portal will become the park's administrative and support base--a community for 2,000 residents, with park offices and workshops, employee housing, commercial establishments, professional and government services, and recreational amenities.

It is our intent to work with Mariposa County in integrating the needs of the National Park Service in El Portal, with community development goals and objectives of the Mariposa Draft 1981 County General Plan.

Yosemite West

In reference to Section 6.219 (Document III), Yosemite West is not within the boundaries of Yosemite National Park.

Circulation - Transportation

The National Park Service encourages the use of mass transit to Yosemite National Park. This is in line with one of the major objectives of the Approved 1980 General Management Plan for Yosemite--to reduce the congestion of automobiles in Yosemite Valley and to promote energy-efficient modes of transportation to the park.

We feel that a key element in the promotion of mass transit to Yosemite will be the development of a facility in Mariposa for scheduled and tour buses--providing restrooms, refreshments and basic information.

Housing

The National Park Service certainly agrees with the long-range goal of promoting the development and redevelopment of safe and adequate housing in Mariposa County. In respect to the El Portal Administrative Site, we welcome the opportunity to work cooperatively with the County in obtaining Federal and State aid to expand employee housing for all park employees.

In Section 5.203 (Document III), the projected population for El Portal at year 2000 has been estimated at 1413--with new dwellings required at 0. By our projections, the population will be 2000--with new dwellings required at 160.

We are currently working on various financial avenues to create affordable housing in El Portal. Specific information will be available at a later date.

Solid Waste Disposal

In reference to Section 6.219 (Document III), currently there are limited solid waste disposal facilities in Wawona, provided by the National Park Service. Many residents utilize the services of a private contractor.

As the largest single user of the Mariposa County Solid Waste Disposal Site, the National Park Service currently disposes approximately 4500 tons (not 9948) from Yosemite National Park, and private lands in El Portal, Incline, Foresta, and Yosemite West.

Over the last four years, the National Park Service average user fee for disposal has been \$18,657. We feel that the proposed formula for computing fees (comparing minimum cost per ton, per resident) does not take into consideration that in addition to the \$18,657 user fee, Yosemite National Park and the El Portal Administrative Site generates:

Sales Tax	\$255,638.00
Property Tax	\$249,090.00
Occupancy Tax	\$590,704.00
In-Lieu Payments	\$ 93,946.00
Impact Aid to Education	\$321,600.00

In essence, when you consider that the National Park Service, park concessioners, and park residents are also taxpayers to the County, the \$18,657 fee is not far off base.

Preservation of Natural Resources Conservation

In reference to Section 7.401 (Document I), three sections of the Merced River appear in the Heritage and Conservation and Recreation Service's National Rivers Inventory, as high-quality, free-flowing river corridors.

In reference to Section 6.204 (Document I), it is our opinion that rare and endangered plants are generally found between 1,500' and 9,000' elevations.

In reference to Section 5.507 (Document III), we feel that the wolverine and great grey owl should be added to the rare and endangered fauna list.

In reference to Section 5.403 (Document III), Allium yosemitense is commonly referred to as the Yosemite onion.

Historic Preservation

Comments to be submitted at a later date.

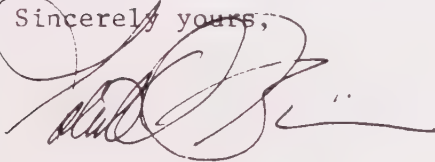
Recreation

We embrace the policy of providing for quality recreational experiences for Mariposa County residents and visitors to the County. In reference to El Portal, Wawona, Foresta and Yosemite Valley, we intend to cooperate fully with the County in developing recreation facilities.

Conclusion

In summary, the National Park Service believes that the Draft 1981 Mariposa County General Plan update moves in the proper direction, in respects to the mutual interests of Mariposa County and the National Park Service. We look forward to an era of cooperation between the County, National Park Service, Forest Service, and the Bureau of Land Management, as willing partners in maintaining a habitable environment for the residents of the area and preserving one of the scenic wonders of the world.

Sincerely yours,



Robert O. Binnewies
Superintendent

cc:

Supervisor Beverly Barrick, P.O. Box 430, El Portal, CA 95318
Mr. Bob Borchard, Planning Commission, P.O. Box 2038, Mariposa, CA 95338
Mrs. Janice Hickman, P.O. Box 306, El Portal, CA 95318

Dec. 8, 1981

Mariposa County
Board of Supervisors
Mariposa, Ca. 95338

To: Members of the Board

I respectfully submit the following recommendations to you and ask they be included in the Mariposa County General Plan now being prepared.

Section: 4. 200 Circulation Needs and Issues

B. (7) Equestrian Trails

C. (2) Equestrian/Hiking Trails System

Recommendation:

A Mariposa County Trails Council be formed.
The function of the Council is to plan, develop and promote an Equestrian/Hiking Trails System in Mariposa County.

An Equestrian/Hiking Trails System Plan has already been recorded on a map, drawn up by a group of horsemen and hikers concerned over the lack of a developed trails system in our County. The map shows over 200 miles of trail routes which can be ridden or hiked when the trails system is developed. The routes connect communities in the County of Mariposa and extend to such areas as Yosemite National Park.

In addition to the above recommendation, I feel it is vital that Equestrian/Hiking trail routes are recorded on the final draft of the Mariposa County map plans. This can be done by following the example of the Lake Don Pedro Sub-division plans. Designated Equestrian/Hiking trail easements were recorded on the sub-division map plan when it was submitted for approval. These trails are now being ridden by horsemen who helped develop them.

Provisions should also be included in the General Plan for horsekeeping facilities in and around town planning areas and rural areas where sub-divisions are being considered. In this state and others, where County officials have failed to include these provisions in early planning, attempts are being made to rectify that mistake. They now realize the need and are responding to the increasing demand for these facilities.

It is gratifying to note the Trails System concept corresponds with the goals set forth in the General Plan Update. The life style, country heritage, open space element, the scenic attractions, historic preservation interest--these are all "ingredients" of a Trails System Plan.

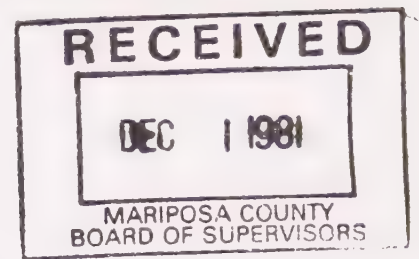
Will you please give thorough consideration to these two recommendations:

- (1) Provide for the formation of a Mariposa County Trails Council
- (2) Record Equestrian/Hiking Trail Routes on the final draft of the Mariposa County map plan.

Thank you.

A Trails Supporter,
Marlys Martin
Marlys Martin
3314 Granite Springs Rd.
Coulterville, Ca. 95311

Mariposa County Board of Supervisors
Mariposa, California



Re: Mariposa County General Plan of 1981

Dear Supervisors;

Although the General Plan's details suffer from complaints from many quarters, I am sure the Plan improves with each review. The Plan really suffers from not enough time. It was born prematurely and we are still feeding it oxygen.

Details are important. The cleaner this document is, the better it will be for you Supervisors. You have too many nit-picking decisions to make now on appeal after appeal.

There are still numerous details that need correction. Rather than giving specific cases, may I categorize some of them.

1. Inadequate coverage of some items.
2. Complete omission of some items.
3. Lack of explanation of why a policy originated or how that policy gets us to our goal.
4. More seriously, what makes each of these details work? Who is responsible? What County Dept. makes it go? Implementation is worthless without authority and direction.

Again, these details, although important, are not my concern. These details will eventually be whipped into shape if the powers that be don't consider them cast in concrete after Jan. 1.

I am concerned with two more important subjects. First. The General Plan fails to address the number one problem of this County. It has been the problem for years, it's worse now and it will remain so unless we plan to do something about it.

Mariposa County's problem is very little prosperity and too many people on welfare. The County is poor, the residents are poor. We don't produce enough goods or services. There is no

2.

place to work. The average person can't make a living in Mariposa County. That is our problem and the General Plan does not attack that problem. The Plan lacks insight and boldness.

So what do we do about it? What do we have to work with? Let us list our resources. This is what we have;

- A. Sharp minded people, honest and willing to work.
- B. The #1 scenic wonder in the USA, here in our County.
- C. Millions of visitors who come to visit Yosemite every year and many pass thru Mariposa.
- D. We have unusually good weather-- for tourists and agriculture.
- E. We have a relatively high average rainfall.
- F. There is a good potential for developing some agriculture in the County.
- G. There is gold in the County, of tourist interest, which we do not exploit.

Since these seem to be the most obvious productive assets, I won't list the many others the County has.

By comparison there are thousands of places that are better off than we are and they would just love to have our list of assets. Most places have far less to work with.

The plan then should use these assets for our profit. Whether it can be done is not the question. I have no doubt that Mariposa County could be a #1 tourist attraction, known all over the world by people who would be happy that they stopped here.

Would you rather have the problems of where do we park the cars and what will we do with all the trucks hauling grapes thru town or do we just sit here with our present problem, broke people in a broke County, broke in coin and spirit.

Second. Making the Plan work.

If the average person could read the plan and understand it, the Plan would have a chance of working.

There is the planner language problem. The public does not care if the planners of the County and State communicate in a jargon, or Greek for that matter, but the context that is the final Plan for the use of the public, home owners, contractors, tractor drivers and cowboys had better be in plain clear English.

The Plan should be clear with definite understandable conclusions, reasons why we do it that way, and why it gets us to our goal. It should say go here to get your permit and that County Dept. will police your work. No favoritism or exclusion, no vague wording that County employees read differently on each application. Vague wording creates hard feelings, trouble, appeals and extra cost.

If a policy is hard, firm and without given reasons for its existence, it will end up the wrong policy and won't last. If a policy is firm and backed with reason it will almost always be complied with and rarely questioned.

In short we need an understandable plan that puts a decent number of people in this County to work.

Joseph M. Emerson

P O Box 642

Mariposa, Ca. 95338

(209) 966-5361

PACIFIC GAS AND ELECTRIC COMPANY

40297 ROAD 425A • P. O. BOX C • OAKHURST, CALIFORNIA 93644 • (209) 683-4477

December 17, 1981

Board of Supervisors
Mariposa County
Bullion Street
Mariposa, CA 95338

The Honorable William Moffitt
Chairman Mariposa County Board of Supervisors

The following comments refer to the Mariposa County 1981 General Plan Update. Some of the concerns we raise may have already been addressed and, conversely, some additional concerns may arise later.

Pages 18-24. Section 3.100 Definition of Terms and Phrases

Suggest adding a definition of "Public Facility" to include "public utility structures, buildings and uses."

Public facilities are exempt from lot size requirements (page 43). The ability to adjust parcel sizes to accommodate utility uses should be made available in all land use categories.

Also, the Land Use Element is intended to replace zoning (page 50). Since public utility uses are not clearly called out in any of the land use designations, PGandE would be required to obtain a use permit for everything -- unless considered a public facility which is permitted in most land use categories.

Page 31. Section 3.502 B Development Policy

Suggest inserting the word "public" before the word "facilities" in line 3 of paragraph 1.a.

Pages 33-34. Section 3.504 B Development Policy

Suggest inserting the word "public" between the words "other" and "facilities" in line 4 of paragraph 1.a.

Pages 35-36. Section 3.506 B Development Policy

Again, suggest inserting the word "public" between the words "other" and "facilities" in line 3 of paragraph 1.a.

Board of Supervisors
Mariposa County
December 17, 1981
Page 2

Page 39. Section 3.509 E Development Policy

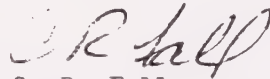
Suggest adding the words "hydro generation" between the words
"commercial recreation" and "and other similar uses."

Pages 47-48. Section 3.608 E Exceptions

Paragraph 4 be expanded to ". . . antennas or public utility
transmission and distribution poles or towers."

Thank you for your consideration of these suggested changes and please
do not hesitate to contact this office should you have any further
questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. R. Fall".

C. R. Fall
Manager Mariposa Office

PACIFIC GAS AND ELECTRIC COMPANY



1822 L STREET P. O. BOX 719 · MERCED, CALIFORNIA 95340 · (209) 723-2801

December 17, 1981

Board of Supervisors
Mariposa County
Bullion Street
Mariposa, CA 95338

Gentlemen:

The following comments refer to the Mariposa County 1981 General Plan Update. Some of the concerns we raise may have already been addressed and, conversely, some additional concerns may arise later.

Pages 18-24. Section 3.1000 Definition of Terms and Phrases

Suggest adding a definition of "Public Facility" to include "public utility structures, buildings and uses".

Public facilities are exempt from lot size requirements (page 43). The ability to adjust parcel sizes to accommodate utility uses should be made available in all land use categories.

Also, the Land Use Element is intended to replace zoning (page 50). Since public utility uses are not clearly called out in any of the land use designations, PGandE would be required to obtain a use permit for everything -- unless considered a public facility which is permitted in most land use categories.

Page 31. Section 3.502 B Development Policy

Suggest inserting the word "public" before the word "facilities" in line 3 of paragraph 1.a.

Pages 33-34. Section 3.504 B Development Policy

Suggest inserting the word "public" between the words "other" and "facilities" in line 4 of paragraph 1.a.

Pages 35-36. Section 3.506 B Development Policy

Again, suggest inserting the word "public" between the words "other" and "facilities" in line 3 of paragraph 1.a.

Board of Supervisors
Mariposa County
December 17, 1981
Page 2

Page 39. Section 3.509B Development Policy

Suggest adding the words "hydro generation" between the words
"commercial recreation" and "and other similar uses".

Pages 47-48. Section 3.603 B Exceptions

Imperative that paragraph 4 be expanded to "antennas or public
utility transmission and distribution poles and towers".

In summary, development codes, land use ordinances and general plans should
allow for flexibility, creativity, imagination, and consideration for the
special circumstance. I hope the Board will give significant consideration
to these ends as it proceeds with the review of the General Plan Update.

Sincerely,



R. L. HINSON
District Land Supervisor



TAVIS CORPORATION

3636 HIGHWAY 49
MARIPOSA, CALIFORNIA 95338
(209) 966-2182 — 966-2027

December 15, 1981

Mrs. Gertrude Taber
Mariposa County Board
of Supervisors
Mariposa, California 95338

Dear Mrs. Taber:

I sent this attached letter to the Planning Commission. I thought I should bring it to your attention. It is my understanding from my more knowledgeable Board of Directors that this land on which Tavis Corporation is situated should be zoned "Industrial" before the General Plan goes into effect since, in fact, it has been in industrial use since 1964. I am informed, however, by Bob Borchard that any modification of the General Plan would require considerable effort and perhaps delay the plan's release.

It would be worth the delay if the plan is then complete and properly reflects land use as it now exists.

As my supervisor, I would appreciate your bringing this matter to the attention of the other Board members. Tavis Corporation is such a quiet activity that it is probable that it's particular situation has just been overlooked to date.

If there is any further information needed from or about Tavis Corporation, please let me know.

Yours truly,

John R. Tavis
John R. Tavis
President

CC Mr. Bob Borchard
Mariposa County Planner

Members, Tavis Corporation
Board of Directors

TAVIS CORPORATION

3636 HIGHWAY 49

MARIPOSA, CALIFORNIA 95338

209) 966-2192 — 966-2027

November 18, 1981

Mariposa County Planning Commission
5101 Jones Street
Mariposa, California 95338

Dear Commissioners:

Tavis Corporation, since 1964, has been active in Mariposa. I have always understood that when a general zoning plan was established that Tavis's land would be zoned for industrial use. The new plan does not make this provision. Such a provision is clearly required. Tavis Corporation needs the security of knowing that at some future date its growth will not be curtailed by an adverse decision. Tavis's future neighbors should be aware of an industrial area in their midst.

Tavis Corporation has had a real growth, excluding inflation, of about 23% per year. By 1990 at this continued growth rate, Tavis will employ between 300 and 350 employees. It will have buildings and other facilities worth about two million dollars. It will bring to the county about six million dollars per year in salaries and contracts with local businesses.

Tavis is a clean, quiet, non-polluting company. Its operations include electronic assembly, precision welding, machining, transformer manufacture, heat treating, precision mechanical assembly, engineering and research and development of electro-mechanical devices. Its end products are used in aerospace and industrial applications. Any additional facilities will be used for the same or similar purposes.

Enclosed is a map which shows the location of existing roads and structures. It also shows immediate expansion plans. The area is approximately 70 acres. It is requested that the entire area be zoned for homesites and industrial use.

Your immediate attention to this matter and proper modification of the general plan will be greatly appreciated. Tavis Corporation would be foolhardy to continue to expand very much more in Mariposa County without such a commitment by the County at this time of decision.

Yours truly,

John R. Tavis
John R. Tavis
President

"The Low Pressure Company"

RECEIVED

DEC 1981

MARICOPA CO.
PLANNING COMMISSION

December 17, 1981

No Address

To: Maraposa County Planning Commission

Re: General Plan limitation of one and one half acre minimum per mobile home applied to Mobile Home Parks.

The 1981 General Plan calls for a $1\frac{1}{2}$ acre minimum applicable to Mobile home parks. It is my contention and that of the mobile home park residents that this limitation is extremely unreasonable. With regard to Granite Springs we have an area size of 17.5 acres M/L. Under the guise of the General Plan we would be allowed no more than 11 mobile home spaces. Granite Springs is operating on a one year conditional use permit. We are presently allowed 16 permanent spaces and 4 overnitters. How do we renew our use permit? Do we ask selected tenants to move? Can we have vacant lots between rented spaces? And what about the conditions of the use permit in the way of improvements? Considering Granite Springs was purchased with the expansion potential as a base where would the money come from for improvements? Eleven spaces at \$75.00 would barely pay costs if the park were free and clear even before improvements. Granite Springs residents were promised a planned Mobile Home Community yet the park is on the verge of being condemned. Without a mobile home zone that allows reasonable density I see no way to save Granite Springs and residents that love the park and have lived here for years may be forced to move. The potential, with proper density zoning is for a happy living community. The general plan takes this option away. What is needed now is affordable housing. Many residents choose mobile park living as an affordable low maintenance community life style. Not only does the general plan condemn Granite Springs, it takes the option of mobile home park living away from residents that desire or need alternative housing.

Normal Park Zoning would allow six to nine mobile home spaces per acre. The general plan calls for one and one-half acres per mobile home.

Using a six space per acre density the general plan is asking one resident to bear the cost that at a six space per acre density would be

borne by nine residents. So the general plan says you can build a mobile home park but you have to find a resident that can afford to bear the cost that would normally be distributed to nine residents. Spaces would have to rent for roughly \$675.00 per month each. Now its true that they would get a fully improved acre and a half home-site but this is not affordable housing and this is not a mobile home park.

Asking for help to improve and develop our park

John P. Wickstrom
Cecil J. Harris

George M. Prince
Alexander A. Hamilton

L. R. K. K. K.
Linda Young
Elina Ferguson
Ruth D. Prince
Gary Hosman
Sudy Lipe
Aue Harris

Alton Bradford
William Hawk
Arlene E. Young
Evelyn Hamilton

STATEMENT OF A. J. SOARES

PUBLIC HEARING ON UPDATE GENERAL PLAN

DECEMBER 15, 1981

I

My name is A. J. Soares. I live at 5089 Smith Road, Mariposa. I wish to talk about the mining provisions in the 1981 Update Plan.

I feel that the General Plan Update infringes upon the miner's right to work his claims as legally set up by the 1872 Mining Law. The 1872 Mining Law does allow the state to make mining laws to govern and control mining, but these State-made laws must abide by the parent law and not limit the statutory rights of miners. Call them regulations, promulgations, or whatever you wish, they are still infringements of statutory rights. Where does the Planning Commission, which is an unelected body, get the authority to rewrite mining law?

II

We feel there has been a breakdown in communication between the Planning Commission and miners. Our understanding is that the Supervisors established the T. A. Committee so that communication between planners and miners would be maximum. How much information was given T.A.C. about the Update Plan and how much input did T.A.C. provide?

III

The masses of new people from the cities crowding into this county have created a land shortage problem. This has opened an unbelievable number of real estate offices in our area. They all have done a land office business. Now that the main pieces of land have been sold, more land is needed to sell in order to keep these real estate offices in business. We do not believe this should be done at the expense of the miners who are protected by statutory mining laws. The miner

was there first, but community pressure will certainly drive him out.

IV

Every community should have the right to plan the direction of its future growth. Indeed, it is wise to do so, however the entire community should understand the options and have a voice in the decisions. Mariposa started out as a mining community. Mineral extraction was the main industry, with subsidiary activities of mineral processing, transportation and merchandising. Then came reverses based on war and government interference. Today, what are the main industries? Not mining, although the potential remains. The Update Plan acknowledges this. Real Estate operations are high on the list. In time, all land will be sold and resold and the real estate boom will be over. Which has the most long range financial value for the county, mineral development or development of tract parcels?

V

It appears to us that the Update Plan attempts to straddle this issue. It is attempting to make oil and water mix. Mineral processing and extracting activities can never exist in populated areas. The question is, should mineralized areas be protected for future generations or should they be allowed to go down the drain for a few bucks in hand today?

After all, private lands are sold in this county, where are real estate people going to get additional lands to sell? Are they going to lock up their doors? Are they planning to take over mineral lands, known as the Public Domain, and if so, by what authority do they plan to get them?

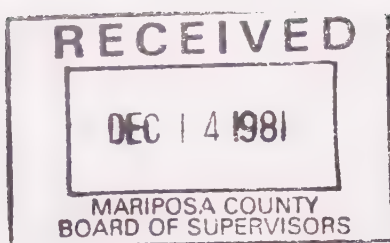
VI

In general, there seems little difference between the original General Plan and the Updated Plan. Both conform to the Surface Mining and Reclamation Act of 1976.

However, the Updated Plan includes a new section, Number 6.503, which states, "1. Mineral extraction and processing shall be considered appropriate in areas of minimum parcel sizes of forty acres or greater, subject to acquiring approved permits." Other sections carry the same forty acre requirement dealing with mill sites and processing. We think these forty acre provisions are ambiguous in meaning and could lead to all sorts of legal tangles. They should be eliminated or, at least more clearly defined to bring them into harmony with the 1872 Mining Law.

REFERENCES

1. United States Code Annotated - Title 30 Mineral Lands and Mining (1872 Mining Law)
2. American Mining Law, by A. H. Rickets, Author's Edition, Bulletin No. 98, California State Division of Mines 1931.
3. Legal Guide for California Prospectors and Miners.
(Third Printing, 1970)
4. Public Law 94-579, 94th Congress, 90 Stat. 2743.



6276 Cobey Lane
Mariposa, CA. 95338
14 December 1981

Mariposa County Board of Supervisors
Mariposa County Court House
Mariposa, California 95338

Subject: Recommendations for Changes to General Plan Update Draft

I have reviewed the letters to the planning commission regarding the draft of the General Plan Update. Several of these were from individual landholders who desired changes in the classification of their specific properties. Obviously the merits of the arguments supporting these requests must be examined on an individual basis. They do not appear to require any basic changes in the present Draft of the General Plan.

Other communications contained requests for changes in various sections of the Draft Update. I wish to take this opportunity to comment on these requests.

1- Letter from Floyd Davis dated 11/27/81

A- Section 6.401 B-4

"Test does not guarantee water beyond the test date". True - but failure to produce water or difficulties encountered in producing water from a test well are significant pieces of information. A prospective buyer deserves this data.

B- Section 7.803

This section does not rule out the use of technological advances for solving the sewage disposal problem. Neither do technological advances eliminate the need for "standards" when Sewage Tank-Leach Field systems are used.

C- Section 7.804

Again "Technological Advances" only provide methods of solving problems. They do not eliminate the need for codified standards.

2- Letter from Mariposa County Board of Realtors dated 11/18/81

A- Section 3.604

The argument that people will be unable to afford a space in a mobile home park, unless the $1\frac{1}{2}$ acre per unit requirement is revised, is specious. I picked, at random, eight real estate advertisements from the Mariposa Gazette. The properties offered ranged from 5 to 80 acres and the prices ranged from \$900 to \$10,000 per acre. The average price was \$2,360 per acre or \$3,540 for $1\frac{1}{2}$ acres. If the lot development costs average \$14,000 ("\$13,000 to \$15,000"), and the mobile home costs \$30,000, the total cost for a zero acre installation is \$44,000. The additional \$3,540, required to increase the lot size from 0 to $1\frac{1}{2}$ acres, represents an increment of only 8%. Hardly a go/no-go situation.

How long do you think your constituency will be asleep? Be assured that they can be awakened, and shall be awakened if you persist in your subserviancy to the anti-christ. Today you people are giving your power to the beast of Revelation chapter 17, and your recompense shall be swift and decisive. The people today are as they were in Hosea 4:6, but there are watchmen that shall edify them!

I implore you in the name of Jesus Christ and your constituency, to cease and desist from any further desecration of our God given inalienable rights and our Constitutional guarantees.

I propose that you all know, that if you allowed the people to vote upon your aims and goals, you could never achieve them.

Respectfully Submitted

Citizen:


Dr. H. Graber

Dated: Dec. 18, 1981

SPEED MESSAGE

TO Rodger Grammer, Chairman
Planning Commission

FROM J. Fiske
9618 Bondurant Mine Road
Coulterville, Calif., 95311

SUBJECT Meeting at Greeley Hill 11/16/81 and 11/30/81

FOLO

DATE 12/02 1981

11/16/81: Town Planning Area--- Area shown on map if allowed to develop much beyond its present density along the water courses will insure the early need for a costly sewer system. Steps should be taken now to alter the area, and, zone growth pattern away from Bean and Dutch watersheds.

11/30/81: 12.600 Historic and Preservation Policies--- paragraph D. Needed is a local ordinance to reinforce the charge of trespass allowing the landowner aid in the preservation of historic sites. Knowledge that there is a local authority armed with a local law specifically prohibiting molesting sites of historic value has a deterrent effect superior than a common charge of trespass or a State law prohibiting the same thing.

3.132: Should be prefaced with the statement that this paragraph defines set-back and is not intended as an instrument to condemn all public road land to allow road usage up to 60 feet in width.

Suggestion by Realtors that there should be an "industrial" classification: Ostensibly to support the mining interests the use of the word industrial in a general sense would throw the classification open to any applicant who wished to start an industrial operation of any type. This would not be in keeping with the spirit of the General Plan.

Also, allowing a guest house to be built along with the usual dwelling as suggested is alright, however, this frequently becomes rental or is given over to another member of the family resulting in more or less permanent usage. Availability of water and a suitable leeching field should be shown.

SIGNED 

F. 123.
November 27, 1981
Floyd Davis
4491 Mariposa Creek Circle
Mariposa, CA 95338

Planning Commission
P.O. Box 2038
Mariposa, CA 95338
ATTN: Bob Borchard

Dear Bob:

I have several comments regarding the General Plan Update. These comments only come from a concerned citizen interested in his community. The comments are, however, viewed from my professional background as a civil engineer.

Section 3.118 "...Gainful Occupation"
In my estimation this would exclude any person or persons that would have this as a second income. May I suggest replacing "Gainful Occupation" with "...Service to the Public".

Section 3.403 Item A-7
If a sign limitation is called for, maybe a height limit should be stated, suggest 10 feet.

Item A-8
Suggest adding a sight nuisance, i.e. junk.

Section 3.511 B-2
Because of operation and maintaing a sewer system inside of a watershed, I suggest a more limited use.

B-3
Because of grading activity required to maintain roads within the watershed, I suggest a larger parcel size if single family residents are permitted.

Section 3.608 B-4
Could windmills be added?

Section 3.609 B-2
Because of design, economics suggest a multiple of 4', therefore increase size to 768 sq. ft.

Section 6.401 B-4
Such proof of water doesn't guarantee water beyond the initial test. Suggest the establishment of a water district for such high density use.

Section 7.803
Because of advances in technology, I suggest omitting this section and handle through county ordinance.

Section 7.804

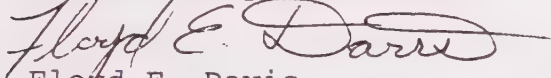
Here again, because of advances in technology, I suggest omitting this section and handle through county ordinance.

Section 11-403 D-1

Such review could put the County in a liability situation, I suggest "The County Building Official may request a Geology Report for all new construction sites".

These remarks are only based upon my personal knowledge. Therefore, they may or may not apply because of other codes, state law, etc., that has set a precedence. It is my personal feeling that your staff did an outstanding job and should be commended.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Floyd E. Davis", with a stylized, flowing script.

Floyd E. Davis
Registered Civil Engineer
Number 32951

UNITED STATES DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

P.O.Box 746, Mariposa, Ca. 95338

966-3431

Mariposa County Planning Commission
c/o County Planning Office
P.O.Box 2038
Mariposa, Ca.

RECEIVED 11/25/81

1981

MARIPOSA CO
COUNTY PLANNING COMMISSION

Greetings,

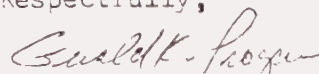
I would like to take this opportunity to provide input to the Mariposa County 1981 General Plan Update.

In Mariposa County the majority of accelerated erosion comes from residential development projects, primarily from roads and construction sites. These potential erosion problems and solutions are well addressed by the standards set forth in section 7.804 of the open space element of the General Plan Update.

However, section 7.804 begins with "The following standards are only provided as a guide...". This shocks me! Standards for most all elements of this plan are stated in such a way as to indicate that they shall be considered immediate for the purposes of implementation or at least considered intermediate term for the purposes of implementation. For instance, all the standards for sewage tank leach field systems, also part of the open space element, are positive: shall be used, will be required, is required, etc. And here we have a rampant accelerated erosion problem in this county resulting primarily from residential development. There are absolute known solutions to these erosion problems, and we have the opportunity to compose a general plan which should be the vehicle to implement these solutions; a general plan meant to provide the greatest obtainable general welfare of present and future residents. And what do we get? Only a guide!

The Soil Conservation Service does hereby go on record as stating that this "guide" is unacceptable toward accomplishing long term erosion control in Mariposa County. Our recommendation is that the county commit itself to prevention and correction of these problems by making a more demonstrative policy statement concerning implementation of erosion and sedimentation standards in the county General Plan Update.

Respectfully,



Gerald K. Progne
District Conservationist



UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

P.O. Box 746, Mariposa, Ca.

966-3431

11/25/81

Robert L. Borchard
County Planning Office
P.O. Box 2038
Mariposa, Ca.

RECEIVED

Bob,

Just a couple of comments on the General Plan Update:

pg. 19, 3.104, Agriculture, limited; first sentence, viticulture is improperly spelled "viniculture".

pg. 81, 7.202, B, Rivers, streams, lakeshores and watersheds; Third paragraph, line 6, "...resulting primarily from natural erosion processes." -
I don't feel this turbidity is primarily from natural erosion. I feel it is primarily from man made or accelerated erosion. This is definitely the case in Stockto Creek Watershed according to the April, 1979 Mariposa County 208 Plan by Moldenhauer and Bennett.

pg. 100, 7.804, B, 2, Revegetation; should read "...a minimum of 80 pounds of available nitrogen.", not 87 lbs.

Sincerely,

Jerry
Jerry Proger



Nov. 27, 1981

Mariposa County
Planning Commission
5101 Jones St.
Mariposa, Ca. 95338

To: Planning Commission Members

I respectfully submit the following recommendation to you and ask it be included in the Mariposa County General Plan now being prepared.

The recommendation would come under Section 4.200 Circulation Needs and Issues. B. (7) Equestrian Trails C. (2) Equestrian and Hiking Trails System

Recommendation:

A Mariposa County Trails Council be formed.
The function of the Council is to plan, develop and promote an Equestrian/Hiking Trails System in Mariposa County.

An Equestrian/Hiking Trails System plan has already been recorded on a map, drawn up by a group of horsemen and hikers concerned over the lack of a developed Trails System in this County. The map shows over 200 miles of trail routes which can be ridden or hiked when the Trails System is developed. Additional trails can be added. The routes connect Mariposa County communities and extend to such places as Yosemite National Park.

Enclosed is a list of trail system projects accomplished by volunteers working in Nation Forest areas. A good indication of what can be done through the efforts of volunteers.

In conclusion, I emphasize the importance in acting now to provide for the formation of a Mariposa County Trails Council. There are plans to be made, problems to be solved and trail projects to begin.

A Trails Supporter,

Marlys Martin

Marlys Martin
3314 Granite Springs Rd.
Coulterville, Ca. 95311

George Cardinet/Senior Planner
5301 Pine Hollow Road
Concord, Ca. 94521

State of Calif.
Dept. of Parks and Recreation
Resources Bldg.
Sacramento, Ca. 95814
-ask for "Calif. Recreational Trails and Hostels Plan."
Preliminary Draft. Mar, 1975

Eulet Hornbeck
East Bay Regional Park District
Oakland, Ca.
-ask about County liability.

James I. Murphey, Senior Planner
Planning Dept. Civic Center
1950 Parkside Drive
Concord, Calif. 94519 Ph. 415-671-3163
-ask for Trails Plan

E.T.I. OFFICERS

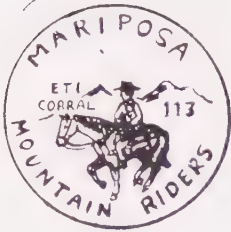
Pres. Harry Gardner
69 La Verne Ave
Long Beach, Ca. 90803
Ph. 213-433-4701

Nat. Trail Peno Dwinger
Coordinator 5617 Busch Dr.
Malibu, Ca. 90265
Ph. 213-457-9003

Deputy Trail Lou Dudley 714-253-7267
Coordinators Connie Trousdale 213-442-7857

CALIF. STATE HORSEMEN DIST. IV

Warren F. Groves
19858 Echo St.
Hilmar, Ca. 95324



MARIPOSA MOUNTAIN RIDERS

ETI CORRAL 113

P.O. BOX 1418
MARIPOSA, CALIFORNIA 95338

November 30, 1981

A NON-PROFIT ORGANIZATION
Dedicated to Good Horsemanship the
Acquisition and Preservation of Trails
and Curbing Juvenile Delinquency
Through Community Involvement

Mariposa County Planning Commission
P.O. Box 2038
Mariposa, California 95338

Dear Sirs:

I am writing in regard to your reasons for not including an Equestrian and Hiking Trails System in Mariposa County, 1981 General Plan Update 4.200, C. 2. a-d. I would like to point out that Bob Borchard was sent a letter on July 2, 1980 containing names, addresses and phone numbers of people who could help answer these questions. No attempt was made by the Planning Commission to solve there issues befor the General Plan Update. I am resubmitting the names and addresses. Later on the Board of Supervisors referred some questions to the County Council. Again nothing was done.

We believe there are ansvars to these problems. If those who are presently involved in the planning for our county do not have the time or interest to investigate these issues, we would like to recomend that a County Trails Council be develop-ed to look into these problems more thoroughly. The need for the Trails System is not going to go away, and neither are the people who desire it. So why not face it, and begin to address these issues instead of hiding behind them.

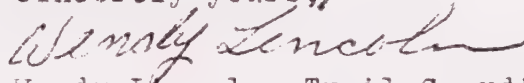
We would also like to point out that there are no provisions for horse keeping in or around our town planning areas. If horses are zoned out where will they go? There are already two major subdivisions, Ponderosa Basin and Mariposa Pines, that are located very close to National Forest that do not allow horses, and have not provided any other facilities for this purpose. We feel this trend should not continue.

We would like to point out that a Trails System is consistent with many of the goals outlined in the General Plan Update. Trails would preserve the "rural mountain lifestyle" 1.202. Trails would preserve the "county heritage" 1.204, through the maintenance of historic trails, railroad grades, and stage roads. Trails compliment the "Open Space Element" 7.101 B (3) and the "Scenic Highways Element" 10.000, "Right of Way" 10.205, and the "Scenic Corridor" 10.206. And under the "Historic Preservation Element Chronology" 12.201 the was no mention of the

Yosemite Valley Railroad. Many people are interested in preserving the old railroad grade as a National Historic Trail. This important part of our history should not have been overlooked.

In conclusion the General Plan Update outlines many goals, but does not say how the goals would be met. As I have pointed out a Trails System is consistent with a large number of the elements in the General Plan. Please give the County Trails Council serious consideration, and start getting answers instead of making excuses.

Sincerely yours,

A handwritten signature in cursive script that reads "Wendy Lincoln". The signature is fluid and elegant, with a long, sweeping underline.

Wendy Lincoln, Trail Coordinator

PROJECTS ACCOMPLISHED BY VOLUNTEERS

This is a list of some examples of projects accomplished by volunteers. It indicates well the amount and kinds of projects which have been well done. This is not a complete listing of all volunteer activities related to the PCT*. But these examples indicate how extensive volunteer efforts can be.

Rangers report there are many other projects for other trails in the various districts.

(This list is of California projects only. Washington and Oregon have also been involved in this activity.)

CALIFORNIA

Shasta-Trinity National Forest	Volunteer group - 20 persons, 10 days. Trail relocation.
Lassen National Forest	Campfire girls constructed half-mile of trail. Boy Scouts helped with quarter-mile section of trail. Campfire girls, another half-mile section trail.
Tahoe National Forest	Sierra Club - 29 persons, 9 days. Improvement of trail tread, add switchbacks. Sierra Club - 29 persons, 9 days. New trail around campground on granite boulder hillside.
Yosemite National Park	Student Conservation Association - 15 persons, 60 days. Reconstruct trail across boggy areas for 12 miles.
Sequoia National Park	Sierra Club - 20 persons, 12 days. Relocating of trail out of meadow. Sierra Club - 30 persons, 9 days. New trail to correct badly worn section. Sierra Club - 20 persons, 12 days. (second trip) Relocating trail out of meadow.
Angeles National Forest	Equestrian Trails, Inc. - 40 persons, 14 days. Construction of metal pipe corral, trail construction leading to PCT. Planting of 140 trees.

*Pacific Crest Trails

San Bernardino National Forest	Boy Scout Troop - 18 persons, 8 days. Cleared camping area, restored trail, widen section for equestrian use. Boy Scout Troop - 16 persons, 2 days. Cut and cleared brush, repaired washed out area.						
Anza Berrego State Park	Boy Scouts - 30 persons, 10 days. Aided in construction of 3 miles of trail.						
Cleveland National Forest	Six parties - 132 persons, 10 days: <table border="0" style="margin-left: 40px;"> <tr> <td>24 persons - 4 days</td> <td>92 persons - 5 days</td> </tr> <tr> <td>50 persons - 4 days</td> <td>195 persons - 6 days</td> </tr> <tr> <td>62 persons - 7 days</td> <td></td> </tr> </table> <p>Trail maintenance, trail construction, building fence to protect private land and cattle grazing. Involved combined parties of Boy Scouts, Girl Scouts, Explorer Scouts, Sierra Club members, Pacific Crest Trailblazer Club members. This highly successful program has been using public announcement of planned work parties, and using all who are able to go at different times. The PCT is now complete on the approved route on the Cleveland National Forest.</p>	24 persons - 4 days	92 persons - 5 days	50 persons - 4 days	195 persons - 6 days	62 persons - 7 days	
24 persons - 4 days	92 persons - 5 days						
50 persons - 4 days	195 persons - 6 days						
62 persons - 7 days							

Here are some examples of how the Forest/Park/BLM write-ups for volunteer work:

- * First year maintenance of new trail. 2-3 persons needed at a time. Tools furnished.
- * Repair outsloping trail tread and place waterbars. 5 persons for week long.
- * 200 yards of trail. Drainage problems. 10 persons for week. Tools furnished.
- * Maintain existing rock work and construct rock wall on upper side of trail to eliminate sloughing. 5 persons for 10 days.
- * Raise trail tread. Erosion and trail maintenance. 10 persons for 1 week.
- * Scarify old jeep road for 1 mile. Relock trail after field check.
- * Replace rock cairn markers and repair tread for 3.8 miles.
- * Repair storm damage along 6 miles of the PCT.

When a club becomes interested in a particular project the Ranger outlines to the club leader the exact nature of the work, and describes the kind of experience volunteers should have had to work on the project. The Ranger also goes into detail concerning the limits of the volunteers in the Forest Act, what the Service can furnish, and for what areas some transportation can be made available.

Volunteers provide their own camp gear and in most cases their own food.

ENVIRONMENTAL CONSULTANT SERVICE

Consultants in all aspects of Environmental Health including:
Land Development, Percolation Tests,
Soil Reports, Special Sewage Disposal
System Design, Feasibility Studies,
Environmental Impact Reports,
Ecological Studies.

BARRY F. BELL, President
Registered Sanitarian No. 3956
4279 Grist Road
Mariposa, California 95338
(209) 966-3700

December 2, 1981

RECEIVED

MARIPOSA CO.
PLANNING COMMISSION

Mariposa County Planning Commission
Post Office Box 2038
Mariposa, California 95338

RE: COMMENTS ON THE ACCEPTED DRAFT GENERAL PLAN UPDATE

Dear Commissioners:

Thank you for the opportunity to review and comment upon the Draft General Plan Update.

Overall, I think the plan is commendable and Planning Staff, the Commission and the Board of Supervisors have done a fine job with a most difficult task. As with any plan as complicated as this one, there are bound to be internal conflicts and inconsistencies. I feel it would be best to remedy those problems now before the plan is adopted and essentially "cast in stone." My comments and suggestions are as follows.

3.403 Rural Commercial, Industrial and Recreational Uses

A. Home Enterprises: 5. Stipulation of "no employees."

This section precludes a lawyer, accountant, bookkeeper, engineer or consultant from working out of the home if he has one or more, even part-time employees. Office space is at a premium and there are those who do not require such space to operate their firms.

This requirement should be stricken or modified to allow part-time employees or no on-site full-time employees.

B. Rural Home Industry: 3. Provision for twenty acre minimum.

The twenty acre minimum requirement is in conflict with concerns and goals of the General Plan related to "strengthening of the economic and employment opportunities" (Section 3.200 4.) and "encourage the private sector economy" (Section 3.300 I.).

This requirement should be stricken. There are sufficient other protective provisions in this section, such as setback requirements, that would preclude incompatible activities.

C. and D. Commercial, Industrial or Recreational
Conditional Uses and Zoning

It is unclear how light industrial uses will be allowed. As I read it, light industrial uses are allowed in some land use designations by conditional use permit.

Another way to allow such uses is to obtain an industrial zoning which is presumably overlaid on the land use designation. Under this procedure, an industrial park could be created presumably with permitted uses identified in the zoning regulations. Under zoning regulations, individual light industrial uses could be created without conditional use permits, however, the language of 3.403 C. and D. and also the verbage regarding conditional use permits within the Land Use Element standards, which refer back to 3.403 C., seem to still require a conditional use permit for each individual use within an industrial zone overlay.

There is a basic conflict here. The General Plan says a conditional use permit is needed and the zoning presumably containing permitted uses would give the right to establish such uses without a conditional use permit.

I believe that, at least in industrial parks created under 3.403 D., individual light industrial uses should be permitted uses. The way to remove the conflict would be to add under the descriptive paragraph of 3.403 C. a statement exempting light industries developed in an approved industrial zone from the conditional use permit procedure. Also, the Land Use Element standards for the individual land use designations where light industry will be allowed should be modified by adding light industry in an approved industrial zone as a permitted use.

Another problem that I have involves the question of which takes precedent, the underlying land use designation or the overlay zone. What happens, for example, in a RR designation with a light industry or commercial overlay zone? Can someone still build residential structures on it?

3.604 Mobilehome Parks

A. Mobilehome parks are specifically prohibited by omission in all but the TPAs, RR and MH land use designations. These land use designations comprise the most expensive land in the County. The requirement for a 25-unit minimum at a density of one and one-half (1½) acres per unit is excessive and effectively precludes future

mobilehome parks from the County. This requirement also appears to apply to town planning areas which may have both sewer and water service. Development at this density with such services is absurd.

Section B.3. is written in discretionary language calling for "maximum setbacks" presumably for aesthetic reasons. Mobilehome parks can also be screened by landscaping, fencing or can be located such that the natural topography provides effective screening. Setbacks alone do not eliminate a potential eyesore. Strict development standards and plan review would serve to eliminate many of the historic negative visual aspects of mobilehome parks.

Conflict with Housing Element

Section 3.604 as a whole effectively precludes mobilehome parks from the County because the density standards are too restrictive and such uses are limited to the most expensive land in the County. This section as a whole is, therefore, in direct conflict with the purpose, intent, guiding policy, goals and specific policies of the Housing Element, particularly with respect to low and moderate income families, persons who are seasonally employed in the tourist industry, the elderly and handicapped.

Mobilehome parks are an effective alternative to low income housing, yet they appear to be excluded from density bonuses offered in the Housing Element by Section 5.502 A.1. which excludes all but constructed dwelling units offered for sale or rent from consideration.

The remedy to this veiled exclusionary policy would be simply to remove the artificial density standard for mobilehome parks and let existing State law and applicable County code control density. In addition, the exclusionary working of 5.502 A.1. should be modified to include mobilehome parks as a viable alternative to meeting the goals of the Housing Element.

3.605 Planned or Cluster Development and Preservation of Open Space

This section establishes maximum density requirements of two and one-half (2½) acres per unit unless sewer and water are available from a public service district. The section ignores the feasibility of development with privately owned or community sewer and water companies. Such companies are regulated by the Public Utilities Commission, State Health Department, and Regional Water Quality Control Board. There are sufficient controls to ensure compliance with regulations.

In some cases it may prove feasible to establish a planned unit development with community sewer or water services such as Ponderosa

Basin. No provision for this is currently allowed below the 2½ acre minimum.

It is therefore recommended that this section be ammended to include "approved private sewer and/or water companies or community service districts."

3.609 Secondary Residences

I am strongly opposed to any County regulation of secondary residences beyond that required by the Uniform Building Code or Health Department regulations relative to on-lot sewage disposal systems. Section C. provides for a variance "under unusual or hardship circumstances." I cannot conceive of why any one would desire to build a secondary residence unless it is under such circumstances. It is simply not economical to build and rent on rural sites in Mariposa County. The return on investment is quite negative due to the high cost of new construction. Those who do build secondary residences for aged mother or father do so at great risk when it comes time to sell. Few potential buyers are in the market for a "mother-in-law" house and it is doubtful that the sellers could realize the profit expected. I would surmise that they would either have to sell at a loss or be out of the market because of price.

I submit to the Commission and Board of Supervisors that the County has no business regulating secondary residences. It is a risk that the owner of a piece of property must take. The market place has and will continue to limit this practice to those who do indeed have legitimate needs to construct secondary residences.

Furthermore, I believe that if an appropriate study were carried out, it would show that the overall densities within a given area of RR or MH classified land would not exceed the General Plan minimum due to other properties being developed at much lower densities due to terrain, percolation, or other physical constraints.

Section 3.609 should be revised to allow secondary residences if other provisions of County code and State law can be met.

If this section is retained substantially as is, I would at least suggest raising the 750 square foot minimum to perhaps 1200 square feet. A 750 square foot house is unlivable by most standards.


I hope my comments and recommendations are not interpreted as being negative. I have only tried to point out areas of concern and areas of internal inconsistencies. Overall, the Planning Staff,

ENVIRONMENTAL CONSULTANT SERVICE

Mariposa County
Planning Commission
Page Five
December 2, 1981

the Commission and the Board have done a remarkable job.

Sincerely,


Barry F. Bell
President

BFB/nb

UNRECORDED

RECEIVED
MARIPOSA COUNTY

December 3, 1981

*Ab
Address*

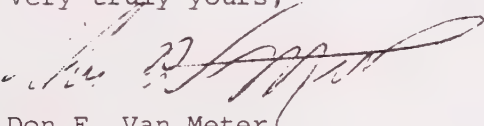
Mariposa County Planning Commission
Post Office Box
Mariposa, California 95338

Dear Planning Commission Members:

The word "existing" in Section 3.605-C-1 a, precludes any future planned unit developments in Mariposa County.

I believe it is in conflict with the intent of the housing element. I would also like to see the word "and" changed to "or" so as to allow developments like Ponderosa Basin to exist.

Very truly yours,



Don E. Van Meter

December 3, 1981

Mariposa County Planning Commission
Post Office Box
Mariposa, California 95338

No Hikes

Dear Planning Commission Members:

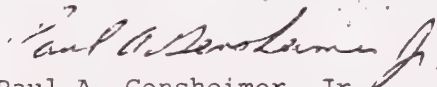
I have a genuine concern about Section 3.605-C-1.a in regard to the word "existing".

That one word precludes "any" future planned unit developments in Mariposa County and is in conflict with the intent of the housing element if not the entire General Plan itself.

I think water "or" sewer systems operated like Ponderosa Basin should be allowed and would request such verbage to be changed to allow this.

I wish to emphasize "existing" be stricken or changed to "existing or proposed" and that the word "and" be changed to "or" so as to allow developments such as Ponderosa Basin to develop.

Sincerely,


Paul A. Gensheimer, Jr.

SURVEYING - MAPPING - DRAFTING

PHONE (209) 966-3926

December 3, 1981

Mariposa County
Planning Commission
P.O. Box 2038
Mariposa, Ca., 95338

ATTN: Mr. Robert Borchard, Planner

Dear Bob,

This letter is written in regard to Section 3.605 c.1.a. of the proposed General Plan. In this section it states that a "planned or cluster development requires a minimum of $2\frac{1}{2}$ acres per unit unless located in an existing public service district and water services."

The existing verbiage would prohibit any new planned or cluster development that did not have an established public service district.

I would recommend that the language of this Section be changed to read "an existing or proposed public service district."

Sincerely,

Jerome S. Freeman

December 3, 1981

Mr. Roger Grammer, Chairman
Mariposa County Planning Commission
Mariposa, Calif. 95338



Dear Roger,

In the General Plan Update, Accepted Draft, Document I, Policies and Standards, Section 3.129 reads: "Public or Community Water or Sewer: A water or waste-water treatment system serving two or more lots or parcels of land and maintained by a public entity, such as a special district, or a private individual or organization in accordance with the provisions of state law and Mariposa County Code."

We read in Section 3.605C, Planned or Cluster Development Standards are as follows:

1. Density

- a. A Planned or Cluster Development Proposal will require a minimum of 2 1/2 acres per unit unless located in an existing public service district providing public sewer and water service.
- b. Where a Planned or Cluster Development project is proposed in a public service district, density will be subject to Planning Commission approval based upon the availability of public services, sewer and water capacity of the public service district and physical site characteristics.

I find these two statements to be in conflict with one another and it would appear that planned developments will be a minimum of 2 1/2 acres per unit. The cost of such developments would stop the development of any low or moderate income housing projects.

I suggest the following changes to Section 3.605C-1:

- a. A Planned or Cluster Development Proposal will require a minimum of 2 1/2 acres per unit unless located in an existing OR PROPOSED public OR PRIVATE service district providing public sewer and water service.
- b. Where a planned or cluster development project is proposed in AN EXISTING OR PROPOSED district, density will be subject to Planning Commission approval based upon the availability of public services, sewer and water capacity of the service district and physical site characteristics.

These changes would make the two sections consistent with one another as well as with the housing element.

Sincerely yours,



Kathleen Bagwell

December 2, 1981
5430 Gunther Road
Mariposa, California

To the Members of the Planning Commission:

We are homeowners in the Mountain Home Land Use Classification and we wish to voice our objections to the inclusion of Conditional Uses in Mountain Home. The Permitted Uses and Prohibited Uses as stated in the Classification protect homeowners who desire to live in a rural environment, and assure them of what they can count on. However, to also include Conditional Uses undermines the very integrity and viability of the entire Classification, and erases any security homeowners thought they were purchasing when they acquired a rural homesite.

True, a Conditional Use has to meet certain conditions as stated in section 3403; however, each condition is based on a value judgment that can vary widely with each individual's personal opinion. To a Planning Commission and/or a Board of Supervisors a commercial or industrial use might not be considered of "substantial detriment" to the surrounding homeowners; however, from the viewpoint of homeowners the detriment could be horrendous. The same is true of the condition that allows a use if it is only of "minimal financial detriment." To allow Conditional Uses in the Mountain Home Land Use Classification not only poses a constant and perennial threat to homeowners in Mountain Home, but also is certain to foster a parade of appeals for an array of frustrating problems as you have most certainly experienced recently.

We believe that the Mountain Home Land Use Classification should be what it is intended to be--rural homesites with protection from deterioration by the intrusion of commercial and industrial uses. We hope you will consider seriously the interests and rights of the many rural homeowners in the County.

Respectfully submitted,

Raymond B. James
William F. James

copy to Board of Supervisors

December 2, 1981
5185 Tip Top Road
Mariposa, California

To the Mariposa County Planning Commission:

I respectfully submit my objection to the County Plan Update as it is stated for the Mountain Home Land Use Classification. The specified "conditional use" of this residential rural land is much too general. I feel the definition of "conditional use" will depend on whoever so defines it, for whatever purpose, and to whatever extent. The trend to 5 acre parcels is too small to consider "conditional use" in the rural setting; chain saws, tractors, deer hunting, and target practice are enough for those living in the Mountain Home areas.

"Conditional use" is no compromise; it is a wedge which can ultimately destroy the Mountain Home Land Use Classification, the choice rural residents sought when they came to Mariposa foothills in the first place. Please give the residents of Mountain Home Land Use Classification the security of Prohibited Uses without the continuous threat of "conditional use."

In addition, I want to state that I heartily support the Proof of Water stipulation on land sales of 10 acres or less. Buyers are entitled to value for their investment. There is no value here on smaller parcels without water.

Sincerely,

A handwritten signature in cursive script, reading "Ruth L. Stephens".

c to Mariposa County Board of Supervisors

Mariposa County Planning Commission

Re: Public Input on Mariposa County 1981 General Plan Update

Gentlemen:

I offer the following changes to the plan.

1.100 Add the word "CLEANLINESS" to the guiding policy for the General Planning of Mariposa County.

Change the word "MORALS" to "MORALITY"

1.202 Some upgrading of the public's present idea of "Rural Mountain Lifestyle" must be a part of our future plan. Your word "uncluttered" needs to be accentuated. We have a mental problem here, it's community wide, pride is lacking, Mariposa is unimpressive to visitors, because it looks like we don't care. Are we going to live this way until the year 2000? Or shall we plan to change the way we now live? We have too many slovenly properties in Mariposa County. It looks like we could care less what the visitors think.

Foreigners have a much greater sense of pride and are cleaner than we are so we have a greater obligation to cleanup.

"Stricter Development Policies" is a small part of the quality of life here. The maintenance of a clean, repaired, trimmed, painted and weeded environment in the town is much more important. This reveals the real sense of appreciation for your fellow man. We must impose the community's idea of cleanliness on the few offenders whether they like it or not. This place will never amount to anything if the citizens continue to tolerate cluttered, trashy properties.

I suggest that we plan to enlist the advice of the Port Council to initiate the cleanup control notices from some County

authority. If some County authority has this obligation now it is obvious that they are not doing their policing job.

1.203 I cannot determine from your Plan if the County is for or against mining. I don't believe a Planning Dept. should allow a competing incompatible land use to interfere with a mine. It is obvious that a mine can't move. If a big strike of gold were found almost anywhere in the County, whatever is there should move.

3.001 "TOURISM" should be added to defined terms.

The technical or secret vocabulary of your profession is truly a jargon or a lingo. It is annoying to those of my generation, who were educated to express ourselves as clearly as able, to be subjected to the egocentric jargon of various governmental entities or related businesses, like aerospace, for example.

3.502 "MT or Mountain Transition" minimum parcel size should be 10 acres or a new category should be established for a 10 A density. The reasons are; a. 10A sizes are common. b. 20 A sizes are uncommon. c. There is no justification for a 20 A size over 10 A to provide the needs of a single family residence. d. 10 A is the natural division of a 40 A parcel. e. 10 A is probably five times more saleable than 20 A. f. The splits of 40-20-5-2½ are not logical nor historically the rule. Splits of 40-10-5-2½ are the norm by past experience,

Your prohibition of voluntary transfer or court action splits will undoubtedly be contested by the public or the association of escrow services in court. You don't give any reasons

to prevail over a long historical practice.

3.604 A density of $1\frac{1}{2}$ A / Mobile Home in a park is highly restrictive, unreasonable, arbitrary and not common practice. You are trying to use area to substitute for quality. The thing that makes the public hate mobile homes is the poor maintenance or a lack of control of the visual appearance of the completed park. Mariposa County has cases of mobile homes on 5 or more acres that are eyesores. Density doesn't improve acceptance. We also have well kept, high density parks, like the Yosemite Mobile Park, which is a fine usage. In this case I do think another 10 ft of separation would be a better density.

Your $1\frac{1}{2}$ A X 25 units minimum means $37\frac{1}{2}$ A. Since the use in Mariposa is predominately by elderly, retired people this means in or close to town. Your restriction in effect says "No more MH parks in Mariposa"

Every MHP proposal should require the approval of an Arts Council. An art rendering should be required to sell a proposed project to the community, neighbors and officials.

Young couples are another victim of your plan. With today's economy there is no other way for young people to put shingles over their head. A house and lot or even an apartment is impossible.

If young people can't find a MHP within reason, then you will be subjected to the latest trend, to a "K" zone like Fresno Co.

Zoning restrictions, interest rates, inflation, and high prices will drive young couples to dig a house into the ground or make adobes, to do without electricity, and many other things. This will surely rattle the cage of the planners, building dept and the public. I will encourage them, but only if they do it with style and cleanliness.

4.
3.501 It looks like we have anti-gun legislators in our local Planning Dept. Your restrictions make it tough to defend the USA. In place of saying " Prohibited ", you should say rifle ranges will be subject to the following restrictions & safety conditions. It is noteworthy that one European country can have 40,000 ranges, usually in town, usually in the local beer hall, every village with at least one, and not a single accident the year I was there. Would you believe 40% of the people, men and women, use the ranges?

Again its how you do it, not NO you can't do it.

I will be very happy to provide you with a reasonable and safe list of rules for the zoning, construction and use of shooting ranges.

3.507 Are you thinking about the current effort to have this county become a vinticulture area? This could change the entire character, thinking, economy, lifestyle and future of the area. Where will we allow the first big winery to be built? Water? Dozens of questions here. You can't be in the position of fighting grape growers, you must encourage them even to the point of offering vineyard developers free taxes for ten years.

Planners and County officials not only have to be agreeable to change, to improvement, in this case to the use of a natural asset, our warm climate, but they must seek out and plan for whatever change will improve the general welfare, (see guiding policy).

9.00 Noise & Airport. The citizens of Santa Monica are forcing their airport out of the city. The lease is the only reason it stays. The citizens have some good reasons in their particular case.

It started with noise. I think the Planning Dept and the Supervisors didn't have the insight to prohibit home building in the take off pattern, they eliminated their golf course adjacent to the airport and zoned for homes, they drove Douglas Aircraft out of town with high taxes, a ridiculous failure of city fathers, all for votes.

Our airport should serve larger aircraft eventually. Take off patterns of airports should be used for golf courses, cemeteries and industrial uses. Anyone who wants to build near an airport should be limited with a zoning understanding that the airport has prior right of position and existence, even if the land around the airport becomes extremely valuable.

If incompatible land users complain about a prior right, noise or smell, (dairies), the objectors should pay for the move. of the offensive use, or find another place to build their home.

11.00 Not one word is mentioned under Safety Element regarding nuclear attack. It won't go away if you don't talk about it. The nuclear hazard map of the US shows Mariposa in the #1 zone for nuclear fallout and also in #1 zone for possible direct hit by a near miss. We are downwind of Castle Air Base and it's B52 use makes it a first target by Russia.

Not only must we plan for this possibility but it is a leadership responsibility to keep the public awake and aware of the plan. The US is the only major country with their head in the sand in this regard.

I have some misgivings about the Plan. Should a governing body be allowed to plan our lives in this detail and extent when it does not include an insight into the basic natural assets of the County which result in an enthusiastic, forceful plan to use those assets to our best advantage. The pressure of a few loud powerful "do nothing" voices forces the majority ^{to} live in a 'no hope' status.

The greatest asset that Mariposa has just happens to be the #1 scenic wonder in the US, Yosemite Park. Only Disneyland has more visitors. I have lived and worked in five countries in Europe. Foreigners want to see Disneyland, Yosemite and a movie star in that order. Now why is it that we, the people of Mariposa are not smart enough to use this to our advantage? Why is it that we are not considerate enough of these guests of our country to make their trip thru Mariposa very enjoyable?


Suppose that most of the Yosemite visitors would return to Germany, Japan, Australia or to Berkeley and say to their friends; "On your way to Yosemite, be sure to stop in Mariposa, its the cleanest, most delightful city we saw on our trip, we were really welcomed in Mariposa".

Do you know of any other way that we could bring a grand 10 or 20 Million into the pockets of the residents? The grass growing on the hills won't do it. We have not hit oil yet. The gold miners might do it some day. But these tourists are for real, every year. We are not smart enough to even provide enough hotel rooms for visitors. We are not smart enough to encourage overflow visitors to stay in local residences on a B&B basis.

I want to see Vision, Boldness and Pride in our Plan.

I must end this, if only to keep my wife off my back.
I cannot finish without a compliment ^{to} Mr Robert Borchard and his
staff. This work is very well organized. Layout, backup, cover-
age are very good. These people have surely worked long hours
and done a fine job. I believe they were constrained from using
boldness and enthusiasm to direct our destiny to our best and
most interesting advantage by the lack of insight by others.

cc Mariposa Supervisors



Joseph M. Emerson

PO Box 642

Mariposa, Ca 95338

(209) 966-5361

November 18, 1981

Mariposa County Planning Commission
The Honorable Roger Grammer, Chairman
c/o Planning Office
Mariposa, California 95338

Re: General Plan Update

Dear Roger:

The Legislative and Planning Committee of the Mariposa County Board of Realtors has thoroughly reviewed the General Plan Update now being presented for public input.

We highly commend the committee members and staff who have undoubtedly spent many, many hours in drafting this document.

We have found 5 items which we feel need further consideration and have attached a "position" paper regarding these which has been adopted by the Mariposa County Board of Realtors. We wish to have this read into the record at the Public Hearing of the Planning Commission.

We urge you to give earnest attention to these items as we feel they are of major importance.

Sincerely,
MARIPOSA COUNTY BOARD OF REALTORS



Delores A. Hahn
President



RECEIVED



November 18, 1981

Mr. Robert Borchard
Planning Commission Office
Mariposa, California 95338

Re: General Plan Update

Dear Bob:

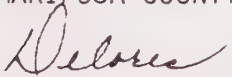
The Legislative and Planning Committee of the Mariposa County Board of Realtors has thoroughly reviewed the General Plan Update now being presented for public input.

We highly commend the committee members and staff who have undoubtedly spent many, many hours in drafting this document.

We have found 5 items which we feel need further consideration and have attached a "position" paper regarding these which has been adopted by the Mariposa County Board of Realtors.

We urge you to give earnest attention to these items as we feel they are of major importance.

Sincerely,
MARIPOSA COUNTY BOARD OF REALTORS


Delores A. Hahn
President

November 18, 1981

Mariposa County Board of Supervisors
The Honorable William Moffitt, Chairman
c/o Mariposa County Court House
Mariposa, California 95338



Dear Bill:

The Legislative and Planning Committee of the Mariposa County Board of Realtors has thoroughly reviewed the General Plan Update now being presented for public input.

We highly commend the committee members and staff who have undoubtedly spent many, many hours in drafting this document.

We have found 5 items which we feel need further consideration and have attached a "position" paper regarding these which has been adopted by the Mariposa County Board of Realtors. We wish to have this read into the record at the Public Hearing of the Supervisors.

We urge you to give earnest attention to these items as we feel they are of major importance.

Sincerely,
MARIPOSA COUNTY BOARD OF REALTORS

Delores A. Hahn
Delores A. Hahn
President

November 18, 1981

Mariposa County General Plan Update Committee
c/o Mariposa County Planning Office
Mariposa, California 95338

Re: General Plan Update



The Legislative and Planning Committee of the Mariposa County Board of Realtors has thoroughly reviewed the General Plan Update now being presented for public input.

We highly commend the committee members and staff who have undoubtedly spent many, many hours in drafting this document.

We have found 5 items which we feel need further consideration and have attached a "position" paper regarding these which has been adopted by the Mariposa County Board of Realtors. We wish to have this presented at the Workshop Session.

We urge you to give earnest attention to these items as we feel they are of major importance.

Sincerely,
MARIPOSA COUNTY BOARD OF REALTORS

Delores A. Hahn
Delores A. Hahn
President

In accordance with the policy of the Mariposa County Board of Realtors to work with Mariposa County Governmental agencies in matters of land use and development, and in accordance with the policy of the Mariposa County Board of Realtors to promote and to protect the Private Property Rights of property owners, we submit the following recommendations for changes and additions to the 1981 General Plan Update of Mariposa County.

MOBILE HOME PARKS

Because of excessive interest rates we feel that Mobile Homes, or Modular Housing, is the housing of the present and future for a large percentage of the population. Some people will be able to purchase acreage, put in electricity, a well, a septic system, and purchase a Mobile Home and place it on the property. We estimate this to cost about \$60,000.00 today if a low priced model Mobile Home is used.

However, interest rates are so high, and there are no guarantees that they will get much lower, that these costs are beyond the reach of many people. For instance, a buyer needs an income of about \$40,000 per year to qualify for a \$60,000 F.H.A. loan. There is little difference in Conventional loans.

This leaves only one option for many persons who want to own their home: Purchase a Mobile Home and put it in a park.

Proposed requirements and standards for public or private water and sewerage systems with 1½ acre minimum unit size in Mobile Home Parks, and parks being allowed only in R.R., M.T., and M.H. land Classifications makes the development costs so high that there will be no new Mobile Home Parks developed in Mariposa County.

Development costs in a quality Mobile Home Park which provides recreation areas, paved streets, water systems, fire hydrants, sewerage systems, and other resident services, with standard sized lots, average from \$13,000 to \$15,000 per Mobile Home space.

Unless the County is prepared to develop Mobile Home Parks, there must be more reasonable standards for the development of these Parks for the benefit of present and future residents of Mariposa County.

Not only are Mobile Home Parks important to provide adequate and safe housing for low and moderate-income families, but these days retired people are selling their homes, taking advantage of the \$125,000 Capital Gains exclusion, and buying lower priced housing. Many of them want a Mobile Home in a quality park because of the safety and services provided a park.

We propose that Mobile Home Parks be permitted in M.G. and G.F. land use classifications, as well as the more expensive classifications now permitted, and that the minimum lot size be reduced to those standards found in quality parks.

WATER REQUIREMENTS

The General Plan Update mentions that real estate prices here have been steadily escalating and then goes on to set requirements that will add considerably to land costs, but may not provide that much value to the consumer they are designed to protect.

Two of these requirements are wells on all parcels of 10 acres or less, and percolation tests on all proposed parcels, regardless of size. We agree that

water is of extreme importance. However, we view the well requirement as an added hardship on the consumer for the following reasons:

1. Lots with wells will sell, even though priced much higher, but they will not sell to your children or ours, who are trying to earn a living here. They will sell to wealthier buyers coming from the cities.
2. Wells drilled prior to recordation of maps may not be used for years, and may be no good when the buyer wants to build because the streams may seal up or the well may gravel in. The well may not be where the buyer chooses to build.
3. The costs of drilling and pump-testing these wells will run into thousands of dollars each, and most likely will be a complete waste of money.
4. The developer, who may be someone who has owned a larger piece of property here while he was raising his family, may choose to divide his property well in advance of ever selling it or gift-deeding it to his children. What good is a useless well to him, the future buyers, or his children?
5. At a time when the County is expressing it's concern over a lack of water, it seems rather wasteful to pump thousands of gallons of water out onto the ground from a well that may never be used.
6. Even though the County has been advised that it will not be responsible if a well is not useable when a new owner wants to use it, we feel that a consumer-oriented judge may very well find that Mariposa County did in fact guarantee water and must pay for a new well.

At the present time there are safeguards for purchasers of property without wells.

1. Full disclosure, as required by law, makes it mandatory that buyers be informed by Realtors about water conditions.
2. Wells can be drilled prior to the close of escrow.
3. There is one well driller here who guarantees water. If he begins to receive too much of the business, the others will follow suit.

One additional safeguard could be utilized. That would be a waiver, signed by the prospective buyers of property, which states that there is no water-table in the County, that water is found in fissures underground, and that no guarantee of water is made or implied.

All of these things serve to protect the consumer, but at a much lower, or no cost to him.

PERCOLATION TESTS

The other costly, and totally unnecessary, item is the requirement for percolation testing on every parcel created, regardless of size.

At the present time there are more than adequate provisions for the County Sanitarian to require percolation tests any time he is unsure about a particular piece of ground.

We request that Section 7.803 through 7.804 be deleted from the General Plan Update in the public's interest, as ordinances and policies already exist which cover these items, and they can be changed by the County much cheaper and easier than a General Plan can be amended.

INDUSTRIAL LAND USE CLASSIFICATION AND ZONING

We propose that there be a specific Industrial Land Use Classification in the Land Use Element, and that it should include M.H., M.T., M.G., and G.F. lands.

Industrial Zoning should rapidly follow the adoption of Industrial Classification as a first step in bringing industry into this area. It is imperative that the tax base be broadened and more jobs created for the residents of Mariposa County. Until the proper zoning is a fact there is no way to begin to attract industry here.

SECONDARY HOUSING

Historically the people of Mariposa County have always looked out for less fortunate members of their families by providing them with housing, among other things. Some who could afford it, have built second homes or set up Mobile Homes for their families. This has not proven to result in every parcel of land having two, or more, houses on it. In fact, there is probably not more than 1% of the existing parcels which have two residences. We feel that the 750 sq. ft. maximum allowed for a second dwelling is an infringement on the rights of property owners to conduct their lives as they desire. We further feel that the County is legislating a problem that does not, and will not, exist.

The only consideration that should be of interest to the county is whether or not the soil is suitable for a second septic tank and leach line. High construction costs plus the fact that not very many people build second homes anyway, will prevent a doubling of the allowed density in the various land classifications.

We feel that there are already too many restrictions and constraints being placed on citizens rights, and that this one is totally unnecessary.

December 2, 1981
5185 Tip Top Road
Mariposa, California

To the Mariposa County Board of Supervisors:

I respectfully submit my objection to the County Plan Update as it is stated for the Mountain Home Land Use Classification. The specified "conditional use" of this residential rural land is much too general. I feel the definition of "conditional use" will depend on whoever so defines it, for whatever purpose, and to whatever extent. The trend to 5 acre parcels is too small to consider "conditional use" in the rural setting; chain saws, tractors, deer hunting, and target practice are enough for those living in the Mountain Home areas.

"Conditional use" is no compromise; it is a wedge which can ultimately destroy the Mountain Home Land Use Classification, the choice rural residents sought when they came to Mariposa foothills in the first place. Please give the residents of Mountain Home Land Use Classification the security of Prohibited Uses without the continuous threat of "conditional use."

In addition, I want to state that I heartily support the Proof of Water stipulation on land sales of 10 acres or less. Buyers are entitled to value for their investment. There is no value here on smaller parcels without water.

Sincerely,

A handwritten signature in cursive script, reading "Peter A. Sepples". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

c to Mariposa County Planning Commission

December 2, 1981
5430 Gunther Road
Mariposa, California

To the Honorable Board of Supervisors:

We are homeowners in the Mountain Home Land Use Classification and we wish to voice our objections to the inclusion of Conditional Uses in Mountain Home. The Permitted Uses and Prohibited Uses as stated in the Classification protect homeowners who desire to live in a rural environment, and assure them of what they can count on. However, to also include Conditional Uses undermines the very integrity and viability of the entire Classification, and erases any security homeowners thought they were purchasing when they acquired a rural homesite.

True, a Conditional Use has to meet certain conditions as stated in section 3403; however, each condition is based on a value judgment that can vary widely with each individual's personal opinion. To a Planning Commission and/or a Board of Supervisors a commercial or industrial use might not be considered of "substantial detriment" to the surrounding homeowners; however, from the viewpoint of homeowners the detriment could be horrendous. The same is true of the condition that allows a use if it is only of "minimal financial detriment." To allow Conditional Uses in the Mountain Home Land Use Classification not only poses a constant and perennial threat to homeowners in Mountain Home, but also is certain to foster a parade of appeals for an array of frustrating problems as you have most certainly experienced recently.

We believe that the Mountain Home Land Use Classification should be what it is intended to be--rural homesites with protection from deterioration by the intrusion of commercial and industrial uses. We hope you will consider seriously the interests and rights of the many rural homeowners in Mariposa County.

Respectfully submitted,

Mayme B. Kinne
William F. Kinne

c to Planning Commission

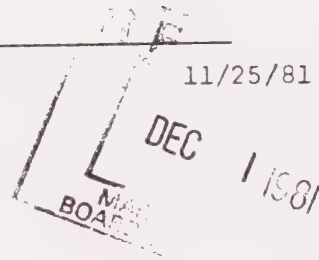
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

P.O.Box 746, Mariposa, Ca. 95338

966-3431

11/25/81

Mariposa County Board of Supervisors
c/o Mariposa County Courthouse
Mariposa, California



Honorable Supervisors,

I would like to take this opportunity to provide input to the Mariposa County 1981 General Plan Update.

In Mariposa County the majority of accelerated erosion comes from residential development projects, primarily from roads and construction sites. These potential erosion problems and solutions are well addressed by the standards set forth in section 7.804 of the open space element of the General Plan Update.

However, section 7.804 begins with "The following standards are only provided as a guide...". This shocks me! Standards for most all elements of this plan are stated in such a way as to indicate that they shall be considered immediate for the purposes of implementation or at least considered intermediate term for the purposes of implementation. For instance, all the standards for sewage tank leach field systems, also part of the open space element, are positive: shall be used, will be required, is required, etc. And here we have a rampant accelerated erosion problem in this county resulting primarily from residential development. There are absolute known solutions to these erosion problems, and we have the opportunity to compose a general plan which should be the vehicle to implement these solutions; a general plan meant to provide the greatest obtainable general welfare of present and future residents. And what do we get? Only a guide!

The Soil Conservation Service does hereby go on record as stating that this "guide" is unacceptable toward accomplishing long term erosion control in Mariposa County. Our recommendation is that the county commit itself to prevention and correction of these problems by making a more demonstrative policy statement concerning implementation of erosion and sedimentation standards in the county General Plan Update.

Respectfully,

Gerald K. Prognér
District Conservationist





EDMUND G. BROWN JR.
GOVERNOR

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814
(916) 445-1114

RECEIVED

19

DEC 10 1981

December 8, 1981

Mr. Robert Borchard
Planner/Grantsman
County of Mariposa
4982 Tenth Street
Mariposa, California 95338

Dear Bob:

I have completed my review of Mariposa County's "Accepted Draft" general plan revision. The planning staff, General Plan Update Committee, Board of Supervisors, and Planning Commission have worked very hard on the project, and I respect that effort. Our Office will work just as hard to provide you our best advice on the legal and common sense adequacy of the plan.

Because our purpose in reviewing your plan is to help the County adopt an adequate and legally defensible plan, I will review your plan three times. The first is this review; the second will occur after the Planning Commission sends the draft to the Board of Supervisors; the third will take place after the Board adopts the final plan. If you have any questions about our review procedures, general plans, or planning law, please continue to call on me for assistance.

I have reviewed your general plan for adequacy on three levels: data and analysis, policy, and implementation. OPR's General Plan Guidelines recommends that each required issue be addressed in this manner in order to meet state planning law requirements. In addition, my review focuses on how well the plan meets the tests for legal adequacy found in the Planning and Zoning Law, court decisions, and the General Plan Guidelines. My review consists of two parts: the first discusses major policy or adequacy issues; the second lists more detailed comments and specific concerns I have with the draft.

SUMMARY OF MAJOR COMMENTS

The Planning and Zoning Law and other state land use statutes apply to all cities and counties, regardless of size, wealth, or population. In Camp v. Mendocino County Board of Supervisors, the Court recently held that the law does not allow for different standards in rural areas: "The test is neither geographical nor subjective; it is purely statutory." Yet

the planning law allows local officials some flexibility by requiring issues to be addressed only to the extent that they are locally relevant. I reviewed the draft within this context, taking into account your county's rural character, geographical constraints, and fiscal conditions. Nevertheless, my review indicates that the draft general plan needs more work before it can be considered adequate. My major comments are summarized and discussed below; analysis and discussion of more specific points are contained in Attachment A.

1. The technical and data appendix is very good.
2. Using policies and standards, rather than policies and implementation measures, is confusing.
3. The draft's policy language is vague.
4. Data and analysis in the draft are weak.
5. The draft does not justify its land use designations.
6. The draft omits "Town Planning Areas."
7. The draft is hard to read.
8. The draft does not assign responsibility for implementation, nor is it clear when implementation will take place.

DISCUSSION OF MAJOR COMMENTS

1. The technical and data appendix is very good.

The technical and data appendix is comprehensive, well-organized, and well-written. Both qualitatively and quantitatively, it is superior to what any county of Mariposa's size--and some much larger--has achieved. It contains detailed environmental data as well as a fiscal impact analysis which thoroughly discusses public services and provides an estimated net service cost per resident. Only two shortcomings appear: (a) the draft lacks agricultural data, although there are some in each "planning area" description; and (b) there are conflicts among the housing element data on growth areas (page VIII-2), the data in the planning area discussions, and your population projections (page VIII-16). In revising your draft, you need to discuss agricultural operations more fully and avoid the internal inconsistencies among your population projections.

2. Using policies and standards, rather than policies and implementation measures, is confusing.

Every plan must have clear, understandable policies, flowing from broader, clearly stated goals, and carried out by clear, specific

implementation measures. Policy and implementation are the "meat" of the general plan, and must be stated in a way that decisionmakers, residents, and others can easily understand. The Mariposa draft does not use this approach, making it difficult to identify discrete policy statements and implementation measures. In some cases policies sound like implementation measures, but are not specific enough; in other cases standards sound like policies. The conservation and open space elements were especially confusing. The open space element combines policies and standards under one heading and doesn't say which is which. Neither this element nor the seismic safety element has an implementation program, while the circulation element contains neither standards nor implementation measures. In the noise element, the goals and policies were mixed up. Moreover, I did not understand the definitions of implementation programs or implementation measures on pages 10 and 11.

3. The draft's policy language is often vague.

General plan policies must be stated in a way that imparts a distinct, unequivocating direction for action. Many of the policies and standards in the draft use ambiguous words or fail to convey a measurable degree of commitment. For example, the word "should" is used many times, and terms such as "encourage, where possible," "discourage," "promote," "support," and "consider" are prevalent. Without further elaboration in specific implementation measures to focus these actions or say how they will occur, citizens will not know how strong the policy is, or how predictable resulting actions will be. The policies (and standards) need sharpening to create a document that is as straightforward as possible. See Attachment B for examples of the language to which I refer.

4. Data and analysis in the draft are weak.

Data is the foundation of any general plan; analysis serves as the bridge of logic between raw data and policy. Both are essential to a legally adequate plan. The draft contains few data on agriculture, forests, or mining, and these are quite old--1960 forest data and 1969 agricultural data. Nor is there analysis of these issues. Analysis should answer questions such as how significant are agriculture, mining, and timber to the County's economy, to what degree do they contribute to the State's supply of food, fiber, and mineral resources, and what tradeoffs are involved in protecting these resources versus permitting residential development?

Some of the data in the appendix should be incorporated into the draft plan, such as information on town planning areas (TPAs), subdivisions and lots, fire protection services, police protection, schools, and deer migration patterns. There is no indication in the draft that Bootjack, El Portal, Don Pedro, and Ponderosa are the fastest growing areas, or that the town of Mariposa is growing relatively slowly. An important piece of information from the appendix is current population and projections, especially for the TPAs. This could be in the form of a simple chart.

5. The draft does not justify its land use designations.

A general plan must be internally consistent, with land use policies tied to population projections. Analysis in the draft fails to make clear the rationale behind its land use designations, neglecting to link them to population projections.

The draft does not explain how much land is in each land use classification, nor does it justify why that amount is necessary to meet the County's present and future land use needs. Without this information it is impossible to determine whether the designations are consistent with the goals, objectives, and policies of the draft.

For example, without knowing how much land the draft designates for residential use, and without knowing how much to reasonably allow, there is no way to determine whether or not the amount designated is consistent with the draft's open space and conservation policies. Showing more land than is necessary for housing may result in premature or unnecessary conversion of open space or agricultural land.

Before the plan is adopted, it should state the amount of land within each use classification, and, more importantly, justify it.

6. The draft omits "Town Planning Areas."

Town planning areas (TPAs) are virtually omitted from the draft. These are areas with the highest concentration of development, yet they are not discussed in the draft. The appendix contains data on 19 larger "planning areas" into which the County is divided, but there are no separate data, analysis, or policies for the 11 TPAs, which the draft defines as "centers of service, commerce, industry, and population." There are no population or land area data for TPAs; furthermore, the TPA maps give no indication of adjacent land classifications, requiring the reader to refer back to the land use map for neighboring uses and densities.

Pages 27 and 50 of the draft contain conflicting language: page 27 says "specific land use policies shall be adopted for each TPA," while page 50 says the rural residential "interim land use policy shall remain in effect until such time as it is necessary or convenient to develop and adopt special land use policies for the TPA." It is unclear whether the County intends to develop policies for the TPAs, and if so, when?

Linking the TPA omission to comment #5 above, the populations within versus outside of the TPAs is not clear, nor is countywide population distribution clear. It is therefore impossible to analyze whether land use designations follow a logical sequence relating to past growth patterns, and whether they are consistent with conservation and open space policies.

A final point: as a non-resident, I found the distinction between TPAs and planning areas confusing. When the appendix discusses planning areas, it does not mention TPAs or their relationships to the planning areas. Further, while the draft briefly mentions TPAs, it fails to refer to planning areas. As a consequence, one is left to assume that each TPA must be a small portion of its larger planning area, but does not know TPA sizes or populations. To remedy this, the adopted plan should devote a paragraph to explaining the planning area/TPA relationship, and add a chart showing population and size of each TPA and planning area. It would also be helpful to have a map showing the TPAs, or have them highlighted on the land use map.

7. The draft is hard to read.

Language in a general plan should be clear and grammatically correct; otherwise, its usefulness and legal adequacy is limited. Sentence construction and punctuation must make sense. In addition, plan format must be logical and as simple as possible. The Legislature intended that general plans be accessible to decision-makers and the public. Confusing language and format limits access to a plan's meaning.

Sentence construction is obscure in many cases, and I confess I couldn't understand a number of statements. Perhaps a local English teacher or newspaper editor would be willing to review the draft for clarity. See Attachment B for examples of unclear language.

I believe most county residents would have trouble interpreting the plan. The format of some of the elements, particularly conservation and open space, is very hard to follow, making review unnecessarily difficult and enhancing likelihood of misunderstanding. The numerous headings and subheadings, and the way the issues are organized make grasping concepts and relationships hard.

It would also be helpful to have clearer maps in the draft. The land use map does not clearly identify federal land, making it difficult to see the land area over which the County has discretion. Furthermore, it does not have topographical data, making it hard to tell where mountain ridges and valleys are. It is generally hard to read. The circulation and scenic highways maps are hard to read and to identify streets and highways. Finally, the areas of the two overlay zones, "open scenic conservation" and "open watershed conservation," are not shown. The best way to deal with this last point is a separate map, or shading the land use map.

8. The draft does not assign responsibility for implementation, nor is it clear when implementation will take place.

Without clearly identifying in the draft who is responsible for doing what, implementation may never occur because departments may be unaware of their responsibilities. It is unclear which agencies or bodies will be responsible for implementation measures. The Planning

Department will obviously be involved, as well as the Public Works Department, County Sanitarian, and Assessor.

Ideally, this should be part of your adopted plan. As an alternative, I suggest the plan direct the planning department, within three months, to develop an implementation program assigning responsibilities and setting priorities and deadlines. This would also simplify preparing the required annual status and progress report on the plan.

Page 12 of the draft defines timeframes, but it is unclear to me what will be done immediately (i.e., before three years have elapsed) and how soon local officials will begin to carry out the short-term (five-year) and intermediate-term (ten-year) policies and implementation measures.

In addition to the overall comments discussed above, I have nine specific comments on the draft. I have included them separately on Attachment A.

In summary, the Mariposa County draft general plan needs substantial work before it can be considered legally adequate. Rather than articulating a clear, predictable policy for the orderly development of the County, the "accepted draft" appears designed to legitimize and promote past land use practices favoring low-density, random development with a minimum of local controls.

COMMENT ON POLICY

I have tried to distinguish between where the draft is legally inadequate and where it simply presents what I believe to be short-sighted policies which will ill-serve present and future generations of Mariposans. Page five of the draft states that "Mariposa County has managed to arrive at the brink of the 21st century with much of its natural resources intact. . . We are in the enviable position of being able to gain from the experiences of other areas of the state and make knowledgeable decisions about managing this legacy." The data, analysis, policies, and implementation measures of the draft do not bear out this statement. Rather than profiting from the mistakes of earlier planners and considering the long-range effects of land use policies, this draft defers confronting environmental, safety, and public service problems which will be compounded by the type of development the draft promotes.

Of particular concern to me was the figure in the fiscal impact analysis portion of the technical appendix (page VII-64), indicating that each county resident creates a net \$211.96 annual loss to the County treasury. Thus, a theoretical subdivision of 100 five-acre homes would result in an annual \$3,030 revenue drain, which the text states would "most likely be reflected in reduced services," services which the draft indicates are already at perilously low levels. Aside from the obvious question of how services can be reduced to absorb this loss, the larger policy issue is very troubling: how can Mariposa County pursue policies which will push

Mr. Robert Borchard
December 8, 1981
Page Seven

it further into a corner? It is within this context that I offer my comments on the draft's policies.

As always, please feel free to call upon me if I can help. I will be happy to discuss my review with your Planning Commission or Board, or to discuss the possibility of another general plan extension, if they wish.

Sincerely,

A handwritten signature in dark ink, reading "Loni Mahan". The signature is fluid and cursive, with the first name "Loni" and last name "Mahan" clearly legible.

Loni Mahan
Local Government Unit

LM:ky

Attachment

cc: Board of Supervisors
Planning Commission
Assemblyman Jim Costa
Senator Ken Maddy

ATTACHMENT A

Specific Comments

1. The Land Use Element does not meet state requirements.

The land use element uses a performance-oriented approach, providing a mixture of uses in many of the classifications, rather than the traditional grid-type approach with discrete use categories for each classification. This approach has the potential for more creative and flexible zoning, especially in urban areas. OPR has advocated mixing housing and industry in urban areas to reduce housing and energy costs. The major disadvantage of a performance approach is that it requires an extensive set of detailed standards to show to what degree various uses will be allowed. The more uses allowed, the more definition and specificity are required to achieve the predictability and policy guidance required of a general plan.

The land use element does not designate any discrete commercial or industrial areas. Instead, six of the eight land use classifications (excluding the two overlay zones and the two public land classifications) conditionally allow commercial, industrial, and recreational uses. Approval is contingent upon six findings (3.403-C). The findings, however, are more subjective judgments than findings demonstrable by either logic or defined standards. There are no standards for "compatibility," "substantial detriment to adjoining land uses," "significant detriment to health, safety, peace, and comfort," "minimum detrimental effect on property values," or "desirable use." There is nothing by which to consistently measure the potential effect of a proposed use. In practice this sets up a situation whereby the Planning Commission or Board must make case-by-case subjective decisions. Project consistency will ultimately be based on the first few precedent-setting decisions rather than on the criteria themselves. Neither proponents nor opponents of a project can effectively argue their cases when the criteria for decisionmaking are so broad.

The land use element must "include a statement of the standards of population density and building intensity recommended for the various districts" (Government Code Section 65302(a)). The draft does not indicate intended building intensity. It specifies minimum lot sizes, but the conditional use provision opens the door for industrial and commercial intensity of unknown proportions. Commercial and industrial development can occur virtually anywhere in the county, the only ceiling on intensity being the various minimum lot sizes.

Commercial and industrial intensity affects both the environment and public services. For example: (1) the size, number, and capacity of buildings; (2) the amount of traffic generated; (3) the amount of parking required; plus, (4) the sewer, water, and utility needs, directly affect (a) air, water, and soil resources, as well as (b) roads, police, fire, and water services. Moreover, in a mixed-use plan, they also directly affect neighboring residents. In order to plan for these impacts, the general plan must set policy for intensity.

It is difficult to obtain a visual sense of how the land uses are arrayed. This difficulty is two-fold. First, the land use map is of such small scale that it is on several pages, each page representing a section of the county. This precludes an overall sense of total land use. In addition, boundary lines are hard to see, so that it is very difficult to see the relationships of land use designations. Second, and related to the first point, the various designations are literally scattered throughout the county, with most of them being relatively small areas. While this is consistent with the draft's intent to keep density low and retain the rural atmosphere, it is hard to discern any pattern or rationale. Lack of topographical data on the map precludes analysis of how the designations relate to slope and forested land; this data would be helpful in identifying a pattern. As stated earlier, there is no sense of where the two overlay zones occur.

A final point on the land use element: on page 43, the grandfather clause for existing nonconforming uses should specify "legal" uses. Similar language in another mountain county's general plan omitted "legal" from "existing nonconforming uses," and in effect legitimized existing illegal uses. This created subsequent problems for the county.

2. The Open Space Element does not meet state requirements.

In the Open Space Act, the Legislature has very explicitly required counties to "make definite plans for the preservation of valuable open space land and take positive action to carry out such plans by the adoption and strict implementation by laws, ordinances, rules, and regulations" (Government Code Section 65561(c)). The Act further states that "discouraging premature conversion of open space land to urban uses is a matter of public interest," and that "open space land is a limited and valuable resource which must be conserved wherever possible" (Government Code Sections 65561(b) and 66562(a)).

Your draft open space element is hard to understand; the format is largely responsible for this. It says that certain land use designations are "appropriate for open space use" and then defines open space uses as any use except industrial. It argues that growth and development are not necessarily a negative factor for plants and wildlife, since only 18% of the land area can accommodate "intense development," and the land has been developing since 1848 in any case. This implies no perceived need for policies for the future. A major stated concern is development-caused erosion and sedimentation, but many measures relating to the issue are weak or nonspecific, using "should," or "require adequate" (without defining what is "adequate"), "discourage," or "encourage." The measures are labeled as "intermediate-term," which I believe means to be implemented over a ten-year period. How soon will any of them go into effect?

Page 3 states that "once-pristine meadows and hillsides are beginning to be dotted with buildings and homes or marked by road cuts," and appendix page VIII-21 says that 5,488 undeveloped lots are scattered throughout the County, capable of accommodating more than 11,000 people, or a doubling of the current population. These facts indicate lack of commitment to the code sections cited above.

Both the pattern of future development set forth in the land use element and the policies in the open space element conflict with the Act's legislative intent. It is true that Mariposa County has large amounts of open space, that much of the county is under federal control, and that in a rural area the term "open space" has a different connotation than it does in urban areas. Nevertheless, living in one of the most beautiful and unique areas of the world confers a special and broader responsibility to protect open space lands; at the very least, the County must take more concrete measures to fulfill the legislative intent of discouraging the premature conversion to which the draft itself alludes.

3. The Circulation Element does not meet state requirements.

The Legislature requires the circulation element to correlate all transportation facilities with the land use element (Government Code Section 65302(b)). In addition, it should discuss transit and utility pipelines. The draft does not tie the circulation element into the land use element, the policies of which will exacerbate over time the road construction and maintenance problems discussed on page 56, under the heading "Unresolved Issues." There are very little data or analysis in this element. There are no standards for minor arterials, collectors, major collectors, minor collectors, or the 272 miles of "local roads." The draft refers to the 1975 Transportation Plan's assessment of roads as being adequate for county needs, yet given the large population increase of the past six years, this assessment may be out-of-date.

Roads are probably the most important and expensive public works facilities the County must address. The data and analyses conclude that the County is addressing the issue in part by simply not accepting roads into the county-maintained system. At the same time, there are no policies to require developers to pay for roads or to require assessment districts or homeowner associations to assume these costs. Nor are there minimum standards for private roads to meet. Yet, land use policies encourage low density, scattered residential, commercial, and industrial development--the very type of pattern that requires many roads. Other foothill counties using this planning approach in the past are now just beginning to be burdened with its devastating effect: the County, to protect public health and safety, must repair years of neglect and furthermore, assume maintenance costs. The roads ultimately become the County's responsibility, but in an unplanned, extremely costly, and very painful way.

Equestrian and hiking trails, also considered unresolved issues, are not dealt with adequately; there are no policies for them in spite of the fact that the technical appendix lists equestrian trails as important to residents. The County may want to consider incorporating trails into its road construction and maintenance program, placing trails alongside roadbeds. This would be a relatively inexpensive "piggyback" approach. Another avenue is requiring developers to dedicate the land and improvements necessary for part of a trail system. These are low cost suggestions to obtain something important to county residents.

4. The Safety Element does not meet state requirements.

Government Code Section 65302(i) requires protection from fires and geologic hazards, and must include designation of evacuation routes, peak load water supply needs, minimum road widths, clearances around structures, and geologic hazard mapping. The serious potential for fire, landslides, and flooding in the county requires stronger policies than this element provides. The policies do not adequately carry out the overall governing policy of providing "an environment for its residents in which loss of life, injuries, damage to property, and economic and social dislocation resulting from fire, flood, and geologic hazards has been minimized or eliminated," stated on page 116.

Page 117 discusses the fact that most current and future development is in "extreme" fire hazard areas and that many residents are urban transplants desiring a degree of isolation, but expecting public fire protection. It concludes that what is needed is "an effective structural fire protection agency." While increased fire protection may indeed be necessary, this need directly results from the County's past development practices and the policies set forth in this draft general plan. Sparse, remote development in a mountain county not only risks the development itself, but also the native plants and wildlife which play critical roles in water supply and slope stability, not to mention their scenic and aesthetic importance.

Many of the policies are not specific, and use permissive words such as "consider," "promote," and "discourage" without identifying how the actions will be promoted or discouraged. One implementation measure on page 118 is to adopt the County Supervisors Association of California's (CSAC) 1965 Fire Safety Guide for California Watersheds. The County should be aware that CSAC has endorsed the more recent 1980 Fire Safe Guides For Residential Development in California, published by the State Department of Forestry. There are no standards for fire breaks or clearance around structures. This element should be very specific about fire safety, requiring such measures as a specified amount of clearance around structures, a specified amount of water storage for fire suppression, use of fire-retardant construction material and techniques, and minimum road widths for equipment. Road widths are addressed neither in the circulation nor safety elements, nor is peak load water supply discussed.

The draft lists as a common safety hazard wet season landslides in areas where road cuts or other development has occurred. Page 124 discusses pressure to build on steep slopes, coupled with the County's "minimal regulation" over where a developer can build a home and driveway. Yet the draft does not identify high-risk landslide areas, although it refers to them in policy language. Moreover, policies are weak and do not strengthen the minimal regulation of home location on a site. Policy D(1) on page 125 exemplifies this: "The policy will be to develop standards to minimize landslide hazards created when man's activities are superimposed on natural conditions."

The flood hazard section contains some fairly clear implementation measures, but policy is weak, allowing floodplain development if "it is the only practical development alternative" (page 122).

Finally, the draft does not address police protection at all, although the appendix discusses the issue.

5. Conservation Element Comments.

This element must provide for the "conservation, development, and utilization" of natural resources, and is closely related to the open space element. The format was hard to follow and many of the statements were difficult to interpret. There are very few data or analyses of these issues, although the open space element contains additional water data. The data in the technical appendix should be tied into this element better, providing more evidence upon which to base policies. The standards on page 75 for deciding whether agricultural land should be converted to a more intense use omit some important factors, such as what the potential impacts on public services would be, whether the proposed use might impair neighboring agricultural uses, and what the cumulative impacts of such proposed uses would be on agriculture and on public services. The element states that five-acre minimum parcels are adequate to protect the wildlife habitat, but does not provide data or analysis to support this standard.

The standards on page 74 for requiring proof of water availability are not specific; they are merely guidelines for the future development of water test standards. The general plan should contain the specific standards, particularly since the plan relies heavily on water availability for determining land use. The proof requirement itself is a very good policy. It may involve short-term inconvenience, but if the County's standards are specific and well-considered, it can resolve the problem of individuals buying property only to discover that it can never be developed.

Most of the policies contained the word "should" or other weak language, particularly those relating to resource conservation. There is no implementation program. In general, it was difficult to discover what the element means and how it relates to open space policies.

The County may wish to consider reorganizing and combining the open space and conservation elements in the final plan. This would clarify how the two relate, reduce possibility of inconsistency, and make the plan easier to understand.

6. Comments on Scenic Highways Element.

Scenic highways are a relevant issue, deserving more than three and one-half pages. It is hard to tell from the map what roads are judged to be scenic, other than portions of State Highways 49 and 140. There are only four policies, and they are not specific, stating only that land use policies and permits for projects shall be reviewed to assure compatibility with scenic values. Since the highways are traveled extensively by non-residents who are there largely because of the scenery, this element is of more than local relevance, and the draft should make more of a commitment to maintaining and protecting the "view from the road."

7. Comments on Noise and Seismic Safety Elements.

In keeping with Government Code Sections 65300.7 and 65302.1, I do not feel the general plan must elaborate extensively upon noise and seismic safety, since they are not extremely relevant. The general comments on page 5 about lack of reading clarity apply, and in both of these elements most of the policies are equivocating (for example, "shall be implemented as soon as practical") and nonspecific. There is no implementation program for either element.

8. Comments on Recreation and Historic Preservation Elements.

I did not review these elements, since they were not covered by the extension, and since it is my understanding that they are not new. My only comment is that the date of the historic preservation element is 1974, and there is no indication of when the County adopted the recreation element. This is confusing to the reader since all the other elements are 1981 updates. The date is particularly important for the recreation element, since data and status of projects must relate to a time perspective. A simple statement in the preface of each, clarifying the fact that these elements were adopted earlier, would solve this. A recreation element status revision would make that element more useful.

9. Comments on Housing Element.

As you know, the Department of Housing and Community Development will review this element for legal adequacy. I have reviewed it only for consistency with the other elements.

Except for the apparent inconsistency I noted on page 2, the data and analysis in this element on the issues of land use controls and public facilities are consistent with other draft elements. Appendix pages VIII-22 through VIII-28 discuss the County's philosophy of minimal governmental land use control; the assertion that the County's policy of providing minimum service levels is not an impediment to residential development; the policy of neither adding private roads to the County road system nor constructing new ones; the possible consideration of assessment districts for roads or fire protection (but there is no policy to that end); and finally, the fact that the number of unimproved lots far exceeds foreseeable growth needs. These statements reflect the plan's overall character of encouraging growth without coming to grips with the County's responsibility for the growth's underpinnings, that is, public facilities and services.

The draft should better identify where housing data are located. Page 61 of the draft refers to Section 5.200, "Assessment of Housing Need and Inventory of Resources," but there is no 5.200 in the draft. In the appendix section 5.200 is entitled "Soils." This document is actually listed under 8.100 in the appendix.

ATTACHMENT B

Examples of Unclear and/or Equivocating Language

1. 6.401(C) - Policy

Appropriate land use and development policies to protect the watershed areas of reservoirs for community water systems utilizing surface water storage shall be established and maintained.

Comment: This says that policies will be developed in the future; the policies should be in the adopted general plan.

2. 6.401(B) - Policy

Upon identification of subsurface water resources with community systems capacity, land use policies would be considered which would permit utilization of the water resource; this policy would be the primary basis for evaluating project feasibility for proposals submitted in accordance with Section 3.604 (mobile home parks), 3.605 (planned or cluster development projects) and high density projects proposed in town planning areas.

Comment: No clear commitment; also, confusing language.

3. 6.501(A2) - Standard

All subdivision development proposals resulting in the creation of a lot or lots of ten acres in size or less, and it is intended that domestic water will be developed by wells, on individual lots, such lots of ten acres in size or less shall be required to have a well in accordance with county policy and standards.

Comment: Unclear language.

4. 4.802(A2) - Policy

Encourage, where possible, good range management practices to reduce the excessive loss of vegetative cover, particularly in areas where range suitability is poor.

Comment: Lack of commitment; also, implies that good range practices will not be encouraged everywhere.

5. 8.401(A2) - Policy or Standard

Changes in the Uniform Building Code, as such changes address Seismic Safety Standards, shall be implemented as soon as practical.

Comment: What will the changes be and when will they be implemented?

6. 8.401(C) - Policy or Standard

Critical facilities such as hospitals, fire house, schools, water, electrical or other utility services, etc. should be discouraged from developing in areas identified as high risk landslide areas unless engineering studies indicate that risk can be minimized or eliminated through design and construction techniques.

Comment: Weak policy, especially for such a critical issue.

7. 8.402(F) - Policy or Standard

Grading, site preparation, road construction, and removal of vegetation should minimize the weakening of unstable soils and rocks in areas of potential landslide hazards, that have been identified by on-site inspections.

Comment: Sounds like analysis, rather than policy; as policy, it is unclear and weak.

8. 8.500 - Implementation Program

Specific implementation measures necessary shall be studied by the Planning Commission and specific recommendations forwarded to the Mariposa County Board of Supervisors as required.

Comment: Implementation measures must be in the adopted general plan.

9. 7.804 - Standard

The following standards are only provided as a guide to administrators of Mariposa County regulations, policy bodies approving development permits and individuals conducting grading or other activities and wish to evaluate specific sites for utilization, estimating improvements costs, minimize the cost of potential civil liability to grading construction, or other activity and insure maximum utilization of improvements; furthermore, Mariposa County Code provides for "hazardous grading" abatement and the following standards may be utilized for the identification of such "hazardous" situations and provide guidance for such abatement measures.

Comment: I'm not sure I understand it; my interpretation is that it is confusing, equivocating language.

10. 9.500 - Policy

Insure compliance with the State Law for the proper insulation of new dwellings.

Comment: Acceptable as policy, but needs implementation measure to show how compliance will be ensured.

11. 11.401(C12) - Policy

Explore, adopt, and implement means for mitigating the financial impact of future development through the environmental review procedures.

Comment: Vague; policies and implementation for this issue belong in the adopted general plan.

12. 11.401(D2) - Standard

County road standards shall consider fire safety, including proper identification.

Comment: Weak language, especially for such a critical issue.

13. 11.401(D4) - Standard

Property owners are required to maintain clearance of hazardous flammable vegetation around structures and fuel modification in accordance with State requirements.

Comment: Unclear in that it does not say how much clearance; also, what does "fuel modification" mean? Would Mariposa residents know?

14. 11.401(D7b) - Standard

Heating oil tanks should not be mounted on the side of the residence nor within 15 feet of any structure.

Comment: Weak language.

Mariposa County



Planning Commission

5101 Jones Street
Post Office Box 2038
Mariposa, California 95338
December 21, 1981

(209) 966-5151

ROBERT L. BORCHARD
Planner/ Grantsman

MEMORANDUM

TO: Richard Denhalter, Mariposa County Counsel
Supervisor Erickson, Dist. 3
Supervisor Taber, Dist. 5
Peter Detwiler, OPR, Local Govt. Unit

FROM: Robert L. Borchard

SUBJECT: Changes to the General Plan Update

Please find attached a list of four changes to the General Plan Update as suggested at our meeting in Sacramento on Friday, December 18, 1981 with the Office of Planning and Research staff. If you agree to the changed language and additions, I would suggest that they be presented at the scheduled public hearing on December 22, 1981.

A. Add Section 3.611 as follows:

"3.611 Land Use Element Implementation Standards.

- A. Any project proposed in accordance with the provisions of Section 3.403 C, D and E of this element shall conform to all applicable county policies and regulations and applicable provisions of State law to include, but not limited to the following:
 1. Title 5 of the Mariposa County Code, Business Taxes, Licenses and Regulations.
 2. Title 8 of Mariposa County Code, Health and Safety.
 3. Title 9 of Mariposa County Code, Public Peace, Morals and Welfare.
 4. Title 10 of Mariposa County Code, Vehicles and Traffic.
 5. Title 12 of Mariposa County Code, Streets, Sidewalks and other Public Property.
 6. Title 13 of Mariposa County Code, Water and Sewer
 7. Title 15 of Mariposa County Code, Buildings and Construction.
 8. Title 16 of Mariposa County Code, Subdivisions.
 9. Title 17 of Mariposa County Code, Zoning.
 10. Title 18 of Mariposa County Code, Miscellaneous Land Use Regulations.
 11. All Applicable County Policies and Standards adopted pursuant to the above referenced code sections such as Sanitation and Road Construction Standards, Firesafe Guidelines, etc.
- B. For purposes of making such findings as required under Section 3.403 C and D of this element, information as developed through environmental review (as required by State law and County policy) shall be utilized. Such review to address, but not limited to, the following topics:
 1. Earth to include unique geologic or physical features, erosion, and hazards.
 2. Air to include emissions, ambient air quality, odor, or particulate matter.

3. Water to include absorbtion rates, runoff, flooding, surface water quality and subsurface quantity.
4. Plant Life with respect to rare and endangered species.
5. Animal Life with respect to rare and endangered species and deterioration of critical habitat areas.
6. Noise to include noise compatibility levels.
7. Light and Glare to include compatibility with adjacent uses.
8. Land Use to include compatibility with existing and proposed use of an area.
9. Natural Resources to include the depletion of natural resource or the effect on future utilization of a natural resource.
10. Risk such as explosion or upset or the release of hazardous substances.
11. Population such as dislocation or alteration of existing or planned growth.
12. Transportation and Circulation such as parking, movement of goods or people or traffic hazards.
13. Public Services such as fire protection, police protection, schools, parks, maintenance of public facilities and the provision of other general public services.
14. Aesthetics such as scenic areas and compatibility with adjacent development.
15. Cultural Resources such as historic or prehistoric sites, structures, buildings or objects."

B. Add footnote on page 61 as follows:

"Assessment of Housing Need and Inventory of Resources"*

*Note-Section 5.200 is contained in Section 8.100, Page VIII-1 through VIII-35 of the Technical and Data Appendix-Document III of this General Plan.

C. Data Appendix Correction as follows:

Page VIII-2, last two sentences in the first paragraph under heading 5.201 "B" to read:

"The Department of Finance estimates a 41.3% growth rate between 1980 and 1990 and a 18.5% growth rate between 1990 and the year 2000. The estimated population for the County is expected to be 15,700 by 1990 and 18,600 by the year 2000 from the 1980 census figure of 11,108."

D. Change Section 11.401 - D to read as follows:

"Implementation Measures

1. Adoption by the County of the latest Uniform Fire Code developed by the Western Fire Chiefs Association.
2. Adoption by the County of the Fire Safety Guide for California Watersheds as adopted by the CSAC Board of Directors."

Note: The section headed "Standards" shall remain as set forth in the public review draft.

Mariposa County



Planning Commission

ROBERT L. BORCHARD
Planner/Grantsman

5101 Jones Street
Post Office Box 2038
Mariposa, California 95338

(209) 966-5151

January 18, 1982

Mr. Stephen V. Williamson
State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

RE: Mariposa County General Plan Update and Master E.I.R. Responses to
Comments - SCH# 80072108

Dear Mr. Williamson:

Please accept the following responses to comments made on the above referenced project:

State Clearinghouse Comments

1. Energy Conservation

A. Footnote to be added to page 61 of Document I as follows:

"Assessment of Housing Need and Inventory of Resources"*

*Note-Section 5.200 is contained in Section 8.100, Page VIII-1 through VIII-35 of the Technical and Data Appendix-Documents III of this General Plan.

B. Section 3.610-D, Page 50 of Document I to be added as follows:

"D. Subdivision maps shall be required to conform to all applicable requirements of state law to include, but not limited to, the Solar Rights Act and the incorporation of solar design features in tentative subdivision maps."

2. Discussion of Mitigation

The Master Environmental Impact Report (Document II) contains an analysis of mitigating policies found in the General Plan beginning on Page 18, Section 3.300. Exhibit "A" contains a "Development Effects Matrix" which describes

potential effects and mitigating policy. Each potential effect is given an Identification Code which references 22 pages of discussion (Pages 20 through 41 of Document II). This discussion is organized by the headings of: 1) Effect Description, 2) Significance, 3) Mitigating General Plan Policies, and 4) Determination of Significance. The Environmental Discussion sections are organized in such a manner as to minimize redundancy. Specific General Plan sections are cited by section number. This section in its entirety is not a general assertion but rather a very specific inventory of potential effects and specific citation of mitigating policy found in the General Plan (Document I). Implementation is an integral part of the plan itself and cited in the Master E.I.R. by reference.

State Department of Water Resources CDWR

1. Water Conservation

Section 6.501"D", Page 74 of Document I, to be added as follows:

"D. Water Conservation

The Planning Commission shall review development proposals, which require discretionary review such as subdivisions, zoning amendments and use permits, with respect to the following standards as applicable:

Interior:

1. Maintain water supply line pressure of less than 50 pounds per square inch by means of a pressure-reducing valve.
2. Limit flush-valve-operated water closets to 3 gallons per flush.
3. Equip all drinking fountains with self-closing valves.
4. Insulate hot water pipes in existing structures.
5. In hotels and motels, equip all baths/showers with thermostatically controlled mixing valves and post water conservation reminders in all rooms and restrooms.
6. Require water-conserving washer models in laundry facilities.
7. In restaurants, serve drinking water only upon request and require the use of water-conserving dishwashers or retrofitting spray emitters.

Exterior:

1. Landscape with low-water-consuming plants wherever feasible.

2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields.
3. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions and their use saves water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil-moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
6. Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.
7. Grading of slopes should minimize surface water runoff.
8. Investigate the feasibility of utilizing reclaimed water, stored rainwater, or household gray water for irrigation.
9. Cluster development should be encouraged because it reduces the amount of impervious surface and preserves natural drainage systems, which amounts to a 6-percent reduction in water use when compared to standard grid subdivisions.
10. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space."

2. Flood Areas

- A. Flood Plain mapping provided to the County was prepared by HUD and the maps are designated as such. We have not received any data on flood plains from FEMA. The citations in the text do not designate federal agency responsibility, but rather cite sources of data.
- B. Section 11.402-D.1 states DWR policy verbatim.
- C. As per telephone conversation on 12/28/81 with Mr. Floyd McCullough of DWR, it was confirmed that Mariposa County is not a participant in the National Flood Insurance Program.

3. Typographical and Printing Errors

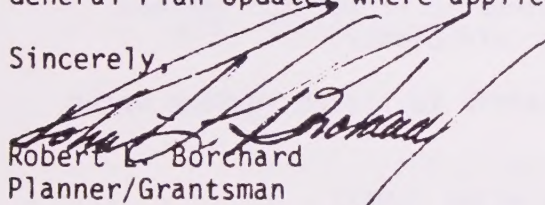
Typographical and printing errors will be corrected in final documents.

Mr. Stephen V. Williamson
January 18, 1982
Page 4

Additionally, a copy of the Board of Supervisors' Resolution adopting the Plan and certifying the Master E.I.R. is attached for your information. Please note that several changes in the General Plan, Document I, have been made in response to other comments received by the County.

Thank you for your office's timely processing of this project and Ms. Wood of your office is to be congratulated for her cooperation throughout the public review stage of this Update. Her efforts were of great help to us in complying with our time frames for action on our Update. This letter is the official County response to the Master E.I.R. review as required by state law and will become a part of the final General Plan Update, where applicable, and its final Master Environmental Impact Report.

Sincerely,



Robert L. Borchard
Planner/Grantsman

RLB/kjs

cc Louis A. Beck, Chief
San Joaquin District
State Depart. of Water Resources

U.C. BERKELEY LIBRARIES



C124903762

